Cost Analysis Data Sheets

Tennessee Board of Regents System

As provided by the TBR System to the State of TN
No data modified by State of TN after receipt

Introduction to the Data Sheets

- A key part of the business justification analysis was creating the actual benchmark spreadsheets which would provide the cost savings estimates.
  - Creating a spreadsheet allowed each agency/institution to multiply the Whitestone Benchmark Cost value times the appropriate *Gross Square Feet (GSF)* times the appropriate Local Operations Cost Index to determine the benchmark cost value for that facility type and that service category.
  - The *Local Operations Cost Index* is the percentage of the cost for that geographic location as compared to Washington DC, which is the basis for all Whitestone benchmark values. In Tennessee, there are Local Indexes for Chattanooga, Knoxville, Memphis and Nashville.
  - The final step was to sum all of the benchmark costs for an agency/institution, and divide them by the total GSF for that agency/institution to determine the cost per gross square feet ($/GSF) for that agency/institution.
- The example on the next page provides a graphical snapshot of how the benchmark analysis was performed using the Whitestone Cost Reference.

TN

Data Sheet Example

Facility Type **Whitestone Category** **Benchmark Cost/GSF** **GSF X Rate X Index = Cost**

Area Type	GSF by Space	Whitestone Space Type		Custodial				Grounds			
		1=High / 2=Med/High / 3=Med / 4=Low		SL	Rate	Index	Cost	SL	Rate	Index	Cost
Unclassified Areas											
Steam Plant Mechanical Spaces	0	Central Plant, Boiler	5	NA		0.636	$0	3	$0.26	0.965	$0
Chilled Water Plants	12,096	Central Plant, Chilled Water	31	3	$0.21	0.636	$1,615	3	$0.26	0.965	$3,035
Computer Rooms	8,393	Data Center, Tier III	11	3	$1.21	0.636	$6,459	3	$0.26	0.965	$2,106
	20,489						$8,075				$5,141
Classroom Areas											
1100 - Classroom, General	101,605	College Lecture Classroom	8	3	$1.91	0.636	$123,426	3	$0.26	0.965	$25,493
1102 - Classroom, Special Purpose	40,481	College Lecture Classroom	8	3	$1.91	0.636	$49,174	3	$0.26	0.965	$10,157
1103 - Class Auditorium, General	19,884	College Auditorium	6	3	$4.49	0.636	$56,782	3	$0.26	0.965	$4,989
1104 - Class Auditorium, Special	9,691	College Auditorium	6	3	$4.49	0.636	$27,675	3	$0.26	0.965	$2,432
1106 - Classroom, Seminar	5,452	College Lecture Classroom	8	3	$1.91	0.636	$6,623	3	$0.26	0.965	$1,368
1107 - Classroom, Staff Training	3,331	College Lecture Classroom	8	3	$1.91	0.636	$4,046	3	$0.26	0.965	$836
1150 - Classroom Service	5,819	College Lecture Classroom	8	3	$1.91	0.636	$7,069	3	$0.26	0.965	$1,460
	186,263						$274,794				$46,733

HEGIS Code **Gross Square Feet** **Service Level** **Local Operations Cost Index**

GSF X Rate X Index = Cost

Definitions and Explanations of Acronyms

$/GSF	Cost per gross square foot to operate a facility
Benchmark Cost/GSF	SUM of (GSF X Rate X Local Operations Cost Index) / Total GSF
DGS	Department of General Services
Facility Type	Type of space (office, classroom, etc.)
GSF	Gross Square Feet (measured as total space enclosed within outer walls)
HEGIS	Higher Education General Information Survey (space classification codes)
Local Operations Cost Index	The percentage of the cost for that geographic location as compared to Washington DC
NSF	Net Square Feet (usable space within a building)
Service Category	Breakdown of service categories in the *Whitestone Facility Operations Cost Reference* – Custodial, Grounds, Maintenance & Repair, etc.)
Service Level	What services are performed and how often for each Facility Type and each Service Category
TBR	Tennessee Board of Regents
UT	University of Tennessee
Whitestone Category	Facility type as defined in *Whitestone Facility Operations Cost Reference*

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	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	APSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	75,807	117,575	College Lecture Classroom	8	2	1.91	0.724	162,587	2	0.26	0.893	27,299	3	2.37	0.847	236,019
115	01.100.15 - Classroom Service	1,592	2,469	College Lecture Classroom	8	2	1.91	0.724	3,414	2	0.26	0.893	573	3	2.37	0.847	4,957
		77,399	120,044						166,002				27,872				240,975
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	94,708	146,890	Laboratory, General	18	2	2.58	0.724	274,379	2	0.26	0.893	34,105	3	6.85	0.847	852,249
215	01.200.15 - Class Laboratory Service	19,383	30,063	Laboratory, General	18	2	2.58	0.724	56,155	2	0.26	0.893	6,980	3	6.85	0.847	174,422
220	01.200.20 - Open Laboratory	25,093	38,919	Laboratory, General	18	2	2.58	0.724	72,697	2	0.26	0.893	9,036	3	6.85	0.847	225,804
225	01.200.25 - Open Laboratory Service	4,075	6,320	Laboratory, General	18	2	2.58	0.724	11,806	2	0.26	0.893	1,467	3	6.85	0.847	36,670
250	01.200.50 - Research/non-class Laboratory	16,087	24,951	Laboratory, General	18	2	2.58	0.724	46,606	2	0.26	0.893	5,793	3	6.85	0.847	144,762
255	01.200.55 - Research/non-class Laboratory Service	747	1,159	Laboratory, General	18	2	2.58	0.724	2,164	2	0.26	0.893	269	3	6.85	0.847	6,722
		160,093	248,301						463,806				57,650				1,440,628
	Office Facilities																
310	01.300.10 - Office	196,596	304,916	Office Building, 2 story	23	2	2.53	0.724	558,521	2	0.26	0.893	70,795	3	2.54	0.847	655,990
315	01.300.15 - Office Service	24,553	38,081	Office Building, 2 story	23	2	2.53	0.724	69,754	2	0.26	0.893	8,842	3	2.54	0.847	81,927
		221,149	342,997						628,275				79,637				737,917
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	13,350	20,706	College Lecture Classroom	8	2	1.91	0.724	28,632	2	0.26	0.893	4,807	3	2.37	0.847	41,564
355	01.300.55 - Conference Room Service	87	135	College Lecture Classroom	8	2	1.91	0.724	187	2	0.26	0.893	31	3	2.37	0.847	271
680	01.600.80 - Meeting Room	22,462	34,838	College Lecture Classroom	8	2	1.91	0.724	48,175	2	0.26	0.893	8,089	3	2.37	0.847	69,934
685	01.600.85 - Meeting Room Service	2,595	4,025	College Lecture Classroom	8	2	1.91	0.724	5,566	2	0.26	0.893	934	3	2.37	0.847	8,079
		38,494	59,703						82,560				13,862				119,848
	Study Facilities																
410	01.400.10 - Study Room	8,988	13,940	Public Library, 3 story (24/7)	25	2	2.34	0.724	23,617	2	0.26	0.893	3,237	3	2.96	0.847	34,950
420	01.400.20 - Stack	11,854	18,385	Public Library, 3 story (24/7)	25	2	2.34	0.724	31,148	2	0.26	0.893	4,269	3	2.96	0.847	46,094
430	01.400.30 - Open-Stack Study Room	28,906	44,833	Public Library, 3 story (24/7)	25	2	2.34	0.724	75,954	2	0.26	0.893	10,409	3	2.96	0.847	112,401
440	01.400.40 - Processing Room	1,315	2,040	Public Library, 3 story (24/7)	25	2	2.34	0.724	3,455	2	0.26	0.893	474	3	2.96	0.847	5,113
455	01.400.55 - Study Service	2,383	3,696	Public Library, 3 story (24/7)	25	2	2.34	0.724	6,262	2	0.26	0.893	858	3	2.96	0.847	9,266
		53,446	82,894						140,435				19,246				207,824
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	4,085	6,336	Movie Theater	22	2	4.09	0.724	18,761	2	0.26	0.893	1,471	3	3.74	0.847	20,070
535	01.500.35 - Media Production Service	3,748	5,813	Movie Theater	22	2	4.09	0.724	17,213	2	0.26	0.893	1,350	3	3.74	0.847	18,415
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	2,532	3,927	Day Care Center	12	2	2.51	0.724	7,136	2	0.26	0.893	912	3	2.75	0.847	9,147
555	01.500.55 - Demonstration Service	110	171	Day Care Center	12	2	2.51	0.724	310	2	0.26	0.893	40	3	2.75	0.847	397
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		10,475	16,246						43,421				3,772				48,029
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	201,922	313,177	Health Club, w/Gymnasium	15	2	1.77	0.724	401,330	2	0.26	0.893	72,713	3	2.99	0.847	793,129
523	01.500.23 - Athletic Facilities Spectator Seating	13,198	20,470	Movie Theater	22	2	4.09	0.724	60,614	2	0.26	0.893	4,753	3	3.74	0.847	64,844
525	01.500.25 - Athletic or Physical Education Service	47,788	74,118	Health Club, w/Gymnasium	15	2	1.77	0.724	94,981	2	0.26	0.893	17,209	3	2.99	0.847	187,706
		262,908	407,765						556,925				94,675				1,045,679
	Agriculture & Animal																
560	01.500.60 - Field Building	13,599	21,092	Warehouse, Dry	29	2	0.14	0.724	2,138	2	0.26	0.893	4,897	3	2.40	0.847	42,875
570	01.500.70 - Animal Facilities	325	504	Laboratory, Life Science	19	2	2.58	0.724	942	2	0.26	0.893	117	3	14.43	0.847	6,161

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	APSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	691	1,072	Laboratory, Life Science	19	2	2.58	0.724	2,002	2	0.26	0.893	249	3	14.43	0.847	13,099
580	01.500.80 - Greenhouse	1,371	2,126	Greenhouse, Research	14	2	0.08	0.724	123	2	0.26	0.893	494	3	5.27	0.847	9,492
585	01.500.85 - Greenhouse Service	469	727	Greenhouse, Research	14	2	0.08	0.724	42	2	0.26	0.893	169	3	5.27	0.847	3,247
		16,455	25,521						5,247				5,926				74,873
	General Use Facilities																
610	01.600.10 - Assembly	17,123	26,557	College Auditorium	6	2	4.49	0.724	86,332	2	0.26	0.893	6,166	3	3.49	0.847	78,504
615	01.600.15 - Assembly Service	16,120	25,002	College Auditorium	6	2	4.49	0.724	81,275	2	0.26	0.893	5,805	3	3.49	0.847	73,906
620	01.600.20 - Exhibition	7,032	10,906	College Auditorium	6	2	4.49	0.724	35,454	2	0.26	0.893	2,532	3	3.49	0.847	32,240
625	01.600.25 - Exhibition Service	947	1,469	College Auditorium	6	2	4.49	0.724	4,775	2	0.26	0.893	341	3	3.49	0.847	4,342
630	01.600.30 - Food Facility	20,119	31,204	Cafeteria	4	2	5.59	0.724	126,288	2	0.26	0.893	7,245	3	4.53	0.847	119,727
635	01.600.35 - Food Facility Service	10,790	16,735	Cafeteria	4	2	5.59	0.724	67,729	2	0.26	0.893	3,886	3	4.53	0.847	64,211
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	20,370	31,593	Office Building, 2 story	23	2	2.53	0.724	57,870	2	0.26	0.893	7,335	3	2.54	0.847	67,969
655	01.600.55 - Lounge Service	124	192	Office Building, 2 story	23	2	2.53	0.724	352	2	0.26	0.893	45	3	2.54	0.847	414
660	01.600.60 - Merchandising	13,589	21,076	Store, Retail	27	2	2.33	0.724	35,554	2	0.26	0.893	4,893	3	3.74	0.847	66,765
665	01.600.65 - Merchandising Service	4,418	6,852	Store, Retail	27	2	2.33	0.724	11,559	2	0.26	0.893	1,591	3	3.74	0.847	21,706
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		110,632	171,588						507,189				39,839				529,785
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,653	4,115	Data Center	11	2	1.21	0.724	3,605	2	0.26	0.893	955	3	17.27	0.847	60,189
715	01.700.15 - Central Computer or Telecommunicati	1,395	2,164	Data Center	11	2	1.21	0.724	1,895	2	0.26	0.893	502	3	17.27	0.847	31,649
720	01.700.20 - Shop	3,158	4,898	Maintenance Shop	20	2	1.51	0.724	5,355	2	0.26	0.893	1,137	3	3.25	0.847	13,483
725	01.700.25 - Shop Service	11,768	18,252	Maintenance Shop	20	2	1.51	0.724	19,954	2	0.26	0.893	4,238	3	3.25	0.847	50,243
730	01.700.30 - Central Storage	20,348	31,559	Warehouse, Dry	29	2	0.14	0.724	3,199	2	0.26	0.893	7,327	3	2.40	0.847	64,154
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	6,160	9,554	Garage, Parking	13	3	0.09	0.724	623	3	0.13	0.893	1,109	3	0.84	0.847	6,797
745	01.700.45 - Vehicle Storage Service	1,174	1,821	Garage, Service Station	13	3	0.09	0.724	119	3	0.13	0.893	211	3	0.84	0.847	1,295
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		46,656	72,362						34,749				15,481				227,811
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	11,451	17,760	Medical Clinic	21	2	8.67	0.724	111,483	2	0.26	0.893	4,124	3	3.91	0.847	58,818
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	518	803	Medical Clinic	21	2	8.67	0.724	5,043	2	0.26	0.893	187	3	3.91	0.847	2,661
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

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Pick Campus	**APSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	97	150	Medical Clinic	21	2	8.67	0.724	944	2	0.26	0.893	35	3	3.91	0.847	498
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		12,066	18,714						117,470				4,345				61,977
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	3,120	4,839	College Dormitory, 50 Room	7	3	5.15	0.724	18,043	2	0.26	0.893	1,124	3	4.77	0.847	19,551
919	01.900.19 - Toilet or Bath	481	746	College Dormitory, 50 Room	7	3	5.15	0.724	2,782	2	0.26	0.893	173	3	4.77	0.847	3,014
920	01.900.20 - Sleep/Study With Toilet or Bath	238,906	370,538	College Dormitory, 50 Room	7	3	5.15	0.724	1,381,588	2	0.26	0.893	86,032	3	4.77	0.847	1,497,044
935	01.900.35 - Sleep/Study Service	2,013	3,122	College Dormitory, 50 Room	7	3	5.15	0.724	11,641	2	0.26	0.893	725	3	4.77	0.847	12,614
950	01.900.50 - Apartment	212,466	329,530	College Dormitory, 50 Room	7	3	5.15	0.724	1,228,686	2	0.26	0.893	76,510	3	4.77	0.847	1,331,364
955	01.900.55 - Apartment Service	4,330	6,716	College Dormitory, 50 Room	7	3	5.15	0.724	25,040	2	0.26	0.893	1,559	3	4.77	0.847	27,133
970	01.900.70 - House	18,709	29,017	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		480,025	744,508						2,667,780				166,123				2,890,720
	TOTALS	**1,489,798**	**2,310,644**						**5,413,857**				**528,428**				**7,626,067**
	Cost / SF by Category	**2,310,644**							**2.34**		**/gsf**		**0.23**		**/gsf**		**3.30**
		64.48%															

0 Service Level Offset for =vlookup( )

Summary Data

	APSU	Cost / SF	Service Level
Gross SF	**2,310,644**		
Total O&M+Util		**10.18**	
O&M Net of			
Energy	2.07	8.11	
Water & Sewer	0.91	9.27	
Subtotal - Energy/Wtr/Sew.	2.98	7.20	
Net of All Utilities	**0.50**	**6.70**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	APSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	75,807	117,575	College Lecture Classroom	8	3	0.56	0.92	60,509	3	0.06	0.939	6,624	3	0.05	0.933	5,485
115	01.100.15 - Classroom Service	1,592	2,469	College Lecture Classroom	8	3	0.56	0.92	1,271	3	0.06	0.939	139	3	0.05	0.933	115
		77,399	120,044						61,780				6,763				5,600
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	94,708	146,890	Laboratory, General	18	3	0.92	0.92	124,193	3	0.06	0.939	8,276	3	0.05	0.933	6,852
215	01.200.15 - Class Laboratory Service	19,383	30,063	Laboratory, General	18	3	0.92	0.92	25,417	3	0.06	0.939	1,694	3	0.05	0.933	1,402
220	01.200.20 - Open Laboratory	25,093	38,919	Laboratory, General	18	3	0.92	0.92	32,905	3	0.06	0.939	2,193	3	0.05	0.933	1,816
225	01.200.25 - Open Laboratory Service	4,075	6,320	Laboratory, General	18	3	0.92	0.92	5,344	3	0.06	0.939	356	3	0.05	0.933	295
250	01.200.50 - Research/non-class Laboratory	16,087	24,951	Laboratory, General	18	3	0.92	0.92	21,095	3	0.06	0.939	1,406	3	0.05	0.933	1,164
255	01.200.55 - Research/non-class Laboratory Service	747	1,159	Laboratory, General	18	3	0.92	0.92	980	3	0.06	0.939	65	3	0.05	0.933	54
		160,093	248,301						209,933				13,989				11,583
	Office Facilities																
310	01.300.10 - Office	196,596	304,916	Office Building, 2 story	23	3	0.54	0.92	151,318	3	0.06	0.939	17,179	3	0.05	0.933	14,224
315	01.300.15 - Office Service	24,553	38,081	Office Building, 2 story	23	3	0.54	0.92	18,898	3	0.06	0.939	2,145	3	0.05	0.933	1,776
		221,149	342,997						170,216				19,324				16,001
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	13,350	20,706	College Lecture Classroom	8	3	0.56	0.92	10,656	3	0.06	0.939	1,167	3	0.05	0.933	966
355	01.300.55 - Conference Room Service	87	135	College Lecture Classroom	8	3	0.56	0.92	69	3	0.06	0.939	8	3	0.05	0.933	6
680	01.600.80 - Meeting Room	22,462	34,838	College Lecture Classroom	8	3	0.56	0.92	17,929	3	0.06	0.939	1,963	3	0.05	0.933	1,625
685	01.600.85 - Meeting Room Service	2,595	4,025	College Lecture Classroom	8	3	0.56	0.92	2,071	3	0.06	0.939	227	3	0.05	0.933	188
		38,494	59,703						30,726				3,364				2,785
	Study Facilities																
410	01.400.10 - Study Room	8,988	13,940	Public Library, 3 story (24/7)	25	3	0.63	0.92	8,071	3	0.06	0.939	785	3	0.05	0.933	650
420	01.400.20 - Stack	11,854	18,385	Public Library, 3 story (24/7)	25	3	0.63	0.92	10,645	3	0.06	0.939	1,036	3	0.05	0.933	858
430	01.400.30 - Open-Stack Study Room	28,906	44,833	Public Library, 3 story (24/7)	25	3	0.63	0.92	25,957	3	0.06	0.939	2,526	3	0.05	0.933	2,091
440	01.400.40 - Processing Room	1,315	2,040	Public Library, 3 story (24/7)	25	3	0.63	0.92	1,181	3	0.06	0.939	115	3	0.05	0.933	95
455	01.400.55 - Study Service	2,383	3,696	Public Library, 3 story (24/7)	25	3	0.63	0.92	2,140	3	0.06	0.939	208	3	0.05	0.933	172
		53,446	82,894						47,993				4,670				3,867
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	4,085	6,336	Movie Theater	22	3	0.58	0.92	3,377	3	0.06	0.939	357	3	0.05	0.933	296
535	01.500.35 - Media Production Service	3,748	5,813	Movie Theater	22	3	0.58	0.92	3,098	3	0.06	0.939	328	3	0.05	0.933	271
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	2,532	3,927	Day Care Center	12	3	0.68	0.92	2,454	3	0.06	0.939	221	3	0.05	0.933	183
555	01.500.55 - Demonstration Service	110	171	Day Care Center	12	3	0.68	0.92	107	3	0.06	0.939	10	3	0.05	0.933	8
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		10,475	16,246						9,036				915				758
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	201,922	313,177	Health Club, w/Gymnasium	15	3	0.58	0.92	166,929	3	0.06	0.939	17,644	3	0.05	0.933	14,610
523	01.500.23 - Athletic Facilities Spectator Seating	13,198	20,470	Movie Theater	22	3	0.58	0.92	10,911	3	0.06	0.939	1,153	3	0.05	0.933	955
525	01.500.25 - Athletic or Physical Education Service	47,788	74,118	Health Club, w/Gymnasium	15	3	0.58	0.92	39,506	3	0.06	0.939	4,176	3	0.05	0.933	3,458
		262,908	407,765						217,347				22,973				19,022
	Agriculture & Animal																
560	01.500.60 - Field Building	13,599	21,092	Warehouse, Dry	29	3	0.32	0.92	6,203	3	0.06	0.939	1,188	3	0.01	0.933	197
570	01.500.70 - Animal Facilities	325	504	Laboratory, Life Science	19	3	1.10	0.92	510	3	0.06	0.939	28	3	0.05	0.933	24

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	APSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	691	1,072	Laboratory, Life Science	19	3	1.10	0.92	1,083	3	0.06	0.939	60	3	0.05	0.933	50
580	01.500.80 - Greenhouse	1,371	2,126	Greenhouse, Research	14	3	0.63	0.92	1,231	3	0.06	0.939	120	3	0.11	0.933	218
585	01.500.85 - Greenhouse Service	469	727	Greenhouse, Research	14	3	0.63	0.92	421	3	0.06	0.939	41	3	0.11	0.933	75
		16,455	25,521						9,448				1,438				563
	General Use Facilities																
610	01.600.10 - Assembly	17,123	26,557	College Auditorium	6	3	0.48	0.92	11,715	3	0.06	0.939	1,496	3	0.05	0.933	1,239
615	01.600.15 - Assembly Service	16,120	25,002	College Auditorium	6	3	0.48	0.92	11,029	3	0.06	0.939	1,409	3	0.05	0.933	1,166
620	01.600.20 - Exhibition	7,032	10,906	College Auditorium	6	3	0.48	0.92	4,811	3	0.06	0.939	614	3	0.05	0.933	509
625	01.600.25 - Exhibition Service	947	1,469	College Auditorium	6	3	0.48	0.92	648	3	0.06	0.939	83	3	0.05	0.933	69
630	01.600.30 - Food Facility	20,119	31,204	Cafeteria	4	3	0.90	0.92	25,809	3	0.06	0.939	1,758	3	1.03	0.933	29,987
635	01.600.35 - Food Facility Service	10,790	16,735	Cafeteria	4	3	0.90	0.92	13,842	3	0.06	0.939	943	3	1.03	0.933	16,082
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	20,370	31,593	Office Building, 2 story	23	3	0.54	0.92	15,679	3	0.06	0.939	1,780	3	0.05	0.933	1,474
655	01.600.55 - Lounge Service	124	192	Office Building, 2 story	23	3	0.54	0.92	95	3	0.06	0.939	11	3	0.05	0.933	9
660	01.600.60 - Merchandising	13,589	21,076	Store, Retail	27	3	0.56	0.92	10,847	3	0.06	0.939	1,187	3	0.05	0.933	983
665	01.600.65 - Merchandising Service	4,418	6,852	Store, Retail	27	3	0.56	0.92	3,526	3	0.06	0.939	386	3	0.05	0.933	320
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		110,632	171,588						98,000				9,667				51,837
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,653	4,115	Data Center	11	3	2.29	0.92	8,660	3	0.06	0.939	232	3	0.05	0.933	192
715	01.700.15 - Central Computer or Telecommunicati	1,395	2,164	Data Center	11	3	2.29	0.92	4,553	3	0.06	0.939	122	3	0.05	0.933	101
720	01.700.20 - Shop	3,158	4,898	Maintenance Shop	20	3	0.58	0.92	2,611	3	0.06	0.939	276	3	0.05	0.933	228
725	01.700.25 - Shop Service	11,768	18,252	Maintenance Shop	20	3	0.58	0.92	9,729	3	0.06	0.939	1,028	3	0.05	0.933	851
730	01.700.30 - Central Storage	20,348	31,559	Warehouse, Dry	29	3	0.32	0.92	9,281	3	0.06	0.939	1,778	3	0.01	0.933	294
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	6,160	9,554	Garage, Parking	13	3	0.29	0.92	2,546	3	0.06	0.939	538	3	0.01	0.933	89
745	01.700.45 - Vehicle Storage Service	1,174	1,821	Garage, Service Station	13	3	0.29	0.92	485	3	0.06	0.939	103	3	0.01	0.933	17
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		46,656	72,362						37,865				4,077				1,773
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	11,451	17,760	Medical Clinic	21	3	0.86	0.92	14,037	3	0.06	0.939	1,001	3	0.07	0.933	1,160
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	518	803	Medical Clinic	21	3	0.86	0.92	635	3	0.06	0.939	45	3	0.07	0.933	52
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**APSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	97	150	Medical Clinic	21	3	0.86	0.92	119	3	0.06	0.939	8	3	0.07	0.933	10
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		12,066	18,714						14,791				1,054				1,222
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	3,120	4,839	College Dormitory, 50 Room	7	3	0.69	0.92	3,068	3	0.06	0.939	273	3	0.05	0.933	226
919	01.900.19 - Toilet or Bath	481	746	College Dormitory, 50 Room	7	3	0.69	0.92	473	3	0.06	0.939	42	3	0.05	0.933	35
920	01.900.20 - Sleep/Study With Toilet or Bath	238,906	370,538	College Dormitory, 50 Room	7	3	0.69	0.92	234,962	3	0.06	0.939	20,876	3	0.05	0.933	17,286
935	01.900.35 - Sleep/Study Service	2,013	3,122	College Dormitory, 50 Room	7	3	0.69	0.92	1,980	3	0.06	0.939	176	3	0.05	0.933	146
950	01.900.50 - Apartment	212,466	329,530	College Dormitory, 50 Room	7	3	0.69	0.92	208,958	3	0.06	0.939	18,566	3	0.05	0.933	15,373
955	01.900.55 - Apartment Service	4,330	6,716	College Dormitory, 50 Room	7	3	0.69	0.92	4,259	3	0.06	0.939	378	3	0.05	0.933	313
970	01.900.70 - House	18,709	29,017	College Dormitory, 50 Room	7	3	0.69	0.92	18,400	3	0.06	0.939	1,635	0	-	0.933	-
		480,025	744,508						472,100				41,946				33,378
	TOTALS	**1,489,798**	**2,310,644**						**1,379,234**				**130,182**				**148,390**
	Cost / SF by Category	**2,310,644**					**/gsf**		**0.60**		**/gsf**		**0.06**		**/gsf**		**0.06**
		64.48%															
					0												

Summary Data

	APSU	Cost / SF	Service Level
Gross SF	**2,310,644**		
Total O&M+Util		**10.18**	
O&M Net of			
Energy	2.07	8.11	
Water & Sewer	0.91	9.27	
Subtotal - Energy/Wtr/Sew.	2.98	7.20	
Net of All Utilities	**0.50**	**6.70**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	APSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	75,807	117,575	College Lecture Classroom	8	3	0.04	0.73	3,419	3	0.06	0.81	5,707	906,000	7.71
115	01.100.15 - Classroom Service	1,592	2,469	College Lecture Classroom	8	3	0.04	0.73	72	3	0.06	0.81	120	19,027	7.71
		77,399	120,044						3,491				5,827	925,027	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	94,708	146,890	Laboratory, General	18	3	0.04	0.73	4,272	3	0.10	0.81	11,883	2,289,982	15.59
215	01.200.15 - Class Laboratory Service	19,383	30,063	Laboratory, General	18	3	0.04	0.73	874	3	0.10	0.81	2,432	468,669	15.59
220	01.200.20 - Open Laboratory	25,093	38,919	Laboratory, General	18	3	0.04	0.73	1,132	3	0.10	0.81	3,149	606,733	15.59
225	01.200.25 - Open Laboratory Service	4,075	6,320	Laboratory, General	18	3	0.04	0.73	184	3	0.10	0.81	511	98,531	15.59
250	01.200.50 - Research/non-class Laboratory	16,087	24,951	Laboratory, General	18	3	0.04	0.73	726	3	0.10	0.81	2,019	388,974	15.59
255	01.200.55 - Research/non-class Laboratory Service	747	1,159	Laboratory, General	18	3	0.04	0.73	34	3	0.10	0.81	94	18,062	15.59
		160,093	248,301						7,221				20,088	3,870,951	
	Office Facilities														
310	01.300.10 - Office	196,596	304,916	Office Building, 2 story	23	3	0.04	0.73	8,867	3	0.07	0.81	17,267	2,354,721	7.72
315	01.300.15 - Office Service	24,553	38,081	Office Building, 2 story	23	3	0.04	0.73	1,107	3	0.07	0.81	2,157	294,083	7.72
		221,149	342,997						9,974				19,424	2,648,803	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	13,350	20,706	College Lecture Classroom	8	3	0.04	0.73	602	3	0.06	0.81	1,005	159,551	7.71
355	01.300.55 - Conference Room Service	87	135	College Lecture Classroom	8	3	0.04	0.73	4	3	0.06	0.81	7	1,040	7.71
680	01.600.80 - Meeting Room	22,462	34,838	College Lecture Classroom	8	3	0.04	0.73	1,013	3	0.06	0.81	1,691	268,452	7.71
685	01.600.85 - Meeting Room Service	2,595	4,025	College Lecture Classroom	8	3	0.04	0.73	117	3	0.06	0.81	195	31,014	7.71
		38,494	59,703						1,736				2,898	460,057	
	Study Facilities														
410	01.400.10 - Study Room	8,988	13,940	Public Library, 3 story (24/7)	25	3	0.04	0.73	405	3	0.09	0.81	1,015	117,416	8.42
420	01.400.20 - Stack	11,854	18,385	Public Library, 3 story (24/7)	25	3	0.04	0.73	535	3	0.09	0.81	1,339	154,857	8.42
430	01.400.30 - Open-Stack Study Room	28,906	44,833	Public Library, 3 story (24/7)	25	3	0.04	0.73	1,304	3	0.09	0.81	3,264	377,618	8.42
440	01.400.40 - Processing Room	1,315	2,040	Public Library, 3 story (24/7)	25	3	0.04	0.73	59	3	0.09	0.81	148	17,179	8.42
455	01.400.55 - Study Service	2,383	3,696	Public Library, 3 story (24/7)	25	3	0.04	0.73	107	3	0.09	0.81	269	31,131	8.42
		53,446	82,894						2,411				6,035	698,200	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	4,085	6,336	Movie Theater	22	3	0.04	0.73	184	3	0.27	0.81	1,384	70,264	11.09
535	01.500.35 - Media Production Service	3,748	5,813	Movie Theater	22	3	0.04	0.73	169	3	0.27	0.81	1,270	64,467	11.09
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	2,532	3,927	Day Care Center	12	3	0.04	0.73	114	3	0.23	0.81	731	31,535	8.03
555	01.500.55 - Demonstration Service	110	171	Day Care Center	12	3	0.04	0.73	5	3	0.23	0.81	32	1,370	8.03
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		10,475	16,246						472				3,416	167,636	10.32
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	201,922	313,177	Health Club, w/Gymnasium	15	3	0.04	0.73	9,107	3	0.07	0.81	17,735	2,724,016	8.70
523	01.500.23 - Athletic Facilities Spectator Seating	13,198	20,470	Movie Theater	22	3	0.04	0.73	595	3	0.27	0.81	4,471	227,011	11.09
525	01.500.25 - Athletic or Physical Education Service	47,788	74,118	Health Club, w/Gymnasium	15	3	0.04	0.73	2,155	3	0.07	0.81	4,197	644,681	8.70
		262,908	407,765						11,858				26,404	3,595,709	8.82
	Agriculture & Animal														
560	01.500.60 - Field Building	13,599	21,092	Warehouse, Dry	29	3	0.04	0.73	613	3	0.11	0.81	1,877	78,078	3.70
570	01.500.70 - Animal Facilities	325	504	Laboratory, Life Science	19	3	0.04	0.73	15	3	0.10	0.81	41	11,290	22.40

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	APSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	691	1,072	Laboratory, Life Science	19	3	0.04	0.73	31	3	0.10	0.81	87	24,005	22.40
580	01.500.80 - Greenhouse	1,371	2,126	Greenhouse, Research	14	3	0.04	0.73	62	3	1.37	0.81	2,357	18,132	8.53
585	01.500.85 - Greenhouse Service	469	727	Greenhouse, Research	14	3	0.04	0.73	21	3	1.37	0.81	806	6,203	8.53
		16,455	25,521						742				5,167	137,709	5.40
	General Use Facilities														
610	01.600.10 - Assembly	17,123	26,557	College Auditorium	6	3	0.04	0.73	772	3	0.11	0.81	2,363	284,730	10.72
615	01.600.15 - Assembly Service	16,120	25,002	College Auditorium	6	3	0.04	0.73	727	3	0.11	0.81	2,225	268,052	10.72
620	01.600.20 - Exhibition	7,032	10,906	College Auditorium	6	3	0.04	0.73	317	3	0.11	0.81	971	116,932	10.72
625	01.600.25 - Exhibition Service	947	1,469	College Auditorium	6	3	0.04	0.73	43	3	0.11	0.81	131	15,747	10.72
630	01.600.30 - Food Facility	20,119	31,204	Cafeteria	4	3	0.04	0.73	907	3	0.13	0.81	3,282	562,235	18.02
635	01.600.35 - Food Facility Service	10,790	16,735	Cafeteria	4	3	0.04	0.73	487	3	0.13	0.81	1,760	301,532	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	20,370	31,593	Office Building, 2 story	23	3	0.04	0.73	919	3	0.07	0.81	1,789	243,981	7.72
655	01.600.55 - Lounge Service	124	192	Office Building, 2 story	23	3	0.04	0.73	6	3	0.07	0.81	11	1,485	7.72
660	01.600.60 - Merchandising	13,589	21,076	Store, Retail	27	3	0.04	0.73	613	3	0.34	0.81	5,797	189,726	9.00
665	01.600.65 - Merchandising Service	4,418	6,852	Store, Retail	27	3	0.04	0.73	199	3	0.34	0.81	1,885	61,683	9.00
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		110,632	171,588						4,990				20,213	2,046,103	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	2,653	4,115	Data Center	11	3	0.04	0.73	120	3	0.11	0.81	366	253,666	61.65
715	01.700.15 - Central Computer or Telecommunicati	1,395	2,164	Data Center	11	3	0.04	0.73	63	3	0.11	0.81	193	133,383	61.65
720	01.700.20 - Shop	3,158	4,898	Maintenance Shop	20	3	0.04	0.73	142	3	0.23	0.81	911	39,001	7.96
725	01.700.25 - Shop Service	11,768	18,252	Maintenance Shop	20	3	0.04	0.73	531	3	0.23	0.81	3,396	145,332	7.96
730	01.700.30 - Central Storage	20,348	31,559	Warehouse, Dry	29	3	0.04	0.73	918	3	0.11	0.81	2,808	116,828	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	6,160	9,554	Garage, Parking	13	3	0.04	0.73	278	3	0.07	0.81	541	16,626	1.74
745	01.700.45 - Vehicle Storage Service	1,174	1,821	Garage, Service Station	13	3	0.04	0.73	53	3	0.07	0.81	103	3,169	1.74
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		46,656	72,362						2,104				8,319	708,005	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	11,451	17,760	Medical Clinic	21	3	0.04	0.73	516	3	0.21	0.81	3,017	298,211	16.79
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	518	803	Medical Clinic	21	3	0.04	0.73	23	3	0.21	0.81	136	13,490	16.79
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**APSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	97	150	Medical Clinic	21	3	0.04	0.73	4	3	0.21	0.81	26	2,526	16.79
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		12,066	18,714						544				3,179	314,227	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	3,120	4,839	College Dormitory, 50 Room	7	3	0.04	0.73	141	3	0.11	0.81	431	53,626	11.08
919	01.900.19 - Toilet or Bath	481	746	College Dormitory, 50 Room	7	3	0.04	0.73	22	3	0.11	0.81	66	8,267	11.08
920	01.900.20 - Sleep/Study With Toilet or Bath	238,906	370,538	College Dormitory, 50 Room	7	3	0.04	0.73	10,775	3	0.11	0.81	32,974	4,106,265	11.08
935	01.900.35 - Sleep/Study Service	2,013	3,122	College Dormitory, 50 Room	7	3	0.04	0.73	91	3	0.11	0.81	278	34,599	11.08
950	01.900.50 - Apartment	212,466	329,530	College Dormitory, 50 Room	7	3	0.04	0.73	9,583	3	0.11	0.81	29,325	3,651,820	11.08
955	01.900.55 - Apartment Service	4,330	6,716	College Dormitory, 50 Room	7	3	0.04	0.73	195	3	0.11	0.81	598	74,423	11.08
970	01.900.70 - House	18,709	29,017	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	26,419	0.91
		480,025	744,508						20,806				63,672	7,955,418	
	TOTALS	**1,489,798**	**2,310,644**						**66,350**				**184,642**	**23,527,845**	
	Cost / SF by Category	**2,310,644**					**/gsf**		**0.03**		**/gsf**		**0.08**	**10.18**	**/ GSF**
		64.48%											**Adjustments:**		
					0										

Summary Data

	APSU	Cost / SF	Service Level
Gross SF	**2,310,644**		
Total O&M+Util		**10.18**	
O&M Net of			
Energy	2.07	8.11	
Water & Sewer	0.91	9.27	
Subtotal - Energy/Wtr/Sew.	2.98	7.20	
Net of All Utilities	**0.50**	**6.70**	

Energy:	**(4,794,018)**	
Water/Sewer:	**(2,098,985)**	
Telecom:	**(1,157,692)**	
	15,477,149	
	6.70	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	ETSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	164,023	287,721	College Lecture Classroom	8	2	1.91	0.676	371,494	2	0.26	0.885	66,205	3	2.37	0.807	550,293
115	01.100.15 - Classroom Service	5,013	8,794	College Lecture Classroom	8	2	1.91	0.676	11,354	2	0.26	0.885	2,023	3	2.37	0.807	16,818
		169,036	296,515						382,848				68,228				567,112
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	137,071	240,444	Laboratory, General	18	2	2.58	0.676	419,353	2	0.26	0.885	55,326	3	6.85	0.807	1,329,160
215	01.200.15 - Class Laboratory Service	15,814	27,740	Laboratory, General	18	2	2.58	0.676	48,381	2	0.26	0.885	6,383	3	6.85	0.807	153,346
220	01.200.20 - Open Laboratory	70,916	124,398	Laboratory, General	18	2	2.58	0.676	216,959	2	0.26	0.885	28,624	3	6.85	0.807	687,663
225	01.200.25 - Open Laboratory Service	7,589	13,312	Laboratory, General	18	2	2.58	0.676	23,218	2	0.26	0.885	3,063	3	6.85	0.807	73,590
250	01.200.50 - Research/non-class Laboratory	136,876	240,101	Laboratory, General	18	2	2.58	0.676	418,756	2	0.26	0.885	55,247	3	6.85	0.807	1,327,269
255	01.200.55 - Research/non-class Laboratory Service	32,666	57,301	Laboratory, General	18	2	2.58	0.676	99,938	2	0.26	0.885	13,185	3	6.85	0.807	316,758
		400,932	703,296						1,226,605				161,828				3,887,786
	Office Facilities																
310	01.300.10 - Office	427,892	750,588	Office Building, 2 story	23	2	2.53	0.676	1,283,716	2	0.26	0.885	172,710	3	2.54	0.807	1,538,540
315	01.300.15 - Office Service	55,981	98,199	Office Building, 2 story	23	2	2.53	0.676	167,948	2	0.26	0.885	22,596	3	2.54	0.807	201,287
		483,873	848,787						1,451,664				195,306				1,739,827
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	46,101	80,868	College Lecture Classroom	8	2	1.91	0.676	104,414	2	0.26	0.885	18,608	3	2.37	0.807	154,668
355	01.300.55 - Conference Room Service	2,005	3,517	College Lecture Classroom	8	2	1.91	0.676	4,541	2	0.26	0.885	809	3	2.37	0.807	6,727
680	01.600.80 - Meeting Room	26,113	45,806	College Lecture Classroom	8	2	1.91	0.676	59,143	2	0.26	0.885	10,540	3	2.37	0.807	87,608
685	01.600.85 - Meeting Room Service	1,869	3,279	College Lecture Classroom	8	2	1.91	0.676	4,233	2	0.26	0.885	754	3	2.37	0.807	6,270
		76,088	133,470						172,331				30,711				255,273
	Study Facilities																
410	01.400.10 - Study Room	29,594	51,912	Public Library, 3 story (24/7)	25	2	2.34	0.676	82,117	2	0.26	0.885	11,945	3	2.96	0.807	124,004
420	01.400.20 - Stack	35,910	62,992	Public Library, 3 story (24/7)	25	2	2.34	0.676	99,643	2	0.26	0.885	14,494	3	2.96	0.807	150,469
430	01.400.30 - Open-Stack Study Room	69,060	121,142	Public Library, 3 story (24/7)	25	2	2.34	0.676	191,627	2	0.26	0.885	27,875	3	2.96	0.807	289,374
440	01.400.40 - Processing Room	4,990	8,753	Public Library, 3 story (24/7)	25	2	2.34	0.676	13,846	2	0.26	0.885	2,014	3	2.96	0.807	20,909
455	01.400.55 - Study Service	2,309	4,050	Public Library, 3 story (24/7)	25	2	2.34	0.676	6,407	2	0.26	0.885	932	3	2.96	0.807	9,675
		141,863	248,849						393,640				57,260				594,432
	Special Use Facilities																
510	01.500.10 - Armory	4,966	8,711	Warehouse, Temp Controlled	30	2	0.12	0.676	707	2	0.26	0.885	2,004	3	3.50	0.807	24,605
515	01.500.15 - Armory Service	2,258	3,961	Warehouse, Temp Controlled	30	2	0.12	0.676	321	2	0.26	0.885	911	3	3.50	0.807	11,187
530	01.500.30 - Media Production	3,032	5,319	Movie Theater	22	2	4.09	0.676	14,705	2	0.26	0.885	1,224	3	3.74	0.807	16,052
535	01.500.35 - Media Production Service	1,648	2,891	Movie Theater	22	2	4.09	0.676	7,993	2	0.26	0.885	665	3	3.74	0.807	8,725
540	01.500.40 - Clinic	14,736	25,849	Office Building, 2 story	23	2	2.53	0.676	44,209	2	0.26	0.885	5,948	3	2.54	0.807	52,985
545	01.500.45 - Clinic Service	3,014	5,287	Office Building, 2 story	23	2	2.53	0.676	9,042	2	0.26	0.885	1,217	3	2.54	0.807	10,837
550	01.500.50 - Demonstration	35,485	62,246	Day Care Center	12	2	2.51	0.676	105,617	2	0.26	0.885	14,323	3	2.75	0.807	138,140
555	01.500.55 - Demonstration Service	7,273	12,758	Day Care Center	12	2	2.51	0.676	21,647	2	0.26	0.885	2,936	3	2.75	0.807	28,313
590	01.500.90 - Other (All Purpose)	10,199	17,891	Office Building, 2 story	23	2	2.53	0.676	30,598	2	0.26	0.885	4,117	3	2.54	0.807	36,672
		82,611	144,912						234,839				33,344				327,517
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	183,495	321,878	Health Club, w/Gymnasium	15	2	1.77	0.676	385,134	2	0.26	0.885	74,064	3	2.99	0.807	776,670
523	01.500.23 - Athletic Facilities Spectator Seating	42,362	74,309	Movie Theater	22	2	4.09	0.676	205,454	2	0.26	0.885	17,099	3	3.74	0.807	224,279
525	01.500.25 - Athletic or Physical Education Service	54,201	95,077	Health Club, w/Gymnasium	15	2	1.77	0.676	113,761	2	0.26	0.885	21,877	3	2.99	0.807	229,414
		280,058	491,265						704,349				113,040				1,230,363
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	7,480	13,121	Laboratory, Life Science	19	2	2.58	0.676	22,884	2	0.26	0.885	3,019	3	14.43	0.807	152,795

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	ETSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	5,589	9,804	Laboratory, Life Science	19	2	2.58	0.676	17,099	2	0.26	0.885	2,256	3	14.43	0.807	114,167
580	01.500.80 - Greenhouse	1,301	2,282	Greenhouse, Research	14	2	0.08	0.676	123	2	0.26	0.885	525	3	5.27	0.807	9,706
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		14,370	25,207						40,107				5,800				276,668
	General Use Facilities																
610	01.600.10 - Assembly	12,264	21,513	College Auditorium	6	2	4.49	0.676	65,297	2	0.26	0.885	4,950	3	3.49	0.807	60,590
615	01.600.15 - Assembly Service	8,072	14,160	College Auditorium	6	2	4.49	0.676	42,978	2	0.26	0.885	3,258	3	3.49	0.807	39,879
620	01.600.20 - Exhibition	26,413	46,332	College Auditorium	6	2	4.49	0.676	140,630	2	0.26	0.885	10,661	3	3.49	0.807	130,492
625	01.600.25 - Exhibition Service	4,436	7,781	College Auditorium	6	2	4.49	0.676	23,618	2	0.26	0.885	1,791	3	3.49	0.807	21,916
630	01.600.30 - Food Facility	27,493	48,227	Cafeteria	4	2	5.59	0.676	182,242	2	0.26	0.885	11,097	3	4.53	0.807	176,304
635	01.600.35 - Food Facility Service	17,843	31,299	Cafeteria	4	2	5.59	0.676	118,275	2	0.26	0.885	7,202	3	4.53	0.807	114,421
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	1,329	2,331	Day Care Center	12	2	2.51	0.676	3,956	2	0.26	0.885	536	3	2.75	0.807	5,174
650	01.600.50 - Lounge	45,988	80,670	Office Building, 2 story	23	2	2.53	0.676	137,968	2	0.26	0.885	18,562	3	2.54	0.807	165,356
655	01.600.55 - Lounge Service	4,093	7,180	Office Building, 2 story	23	2	2.53	0.676	12,279	2	0.26	0.885	1,652	3	2.54	0.807	14,717
660	01.600.60 - Merchandising	17,057	29,921	Store, Retail	27	2	2.33	0.676	47,127	2	0.26	0.885	6,885	3	3.74	0.807	90,306
665	01.600.65 - Merchandising Service	3,781	6,632	Store, Retail	27	2	2.33	0.676	10,447	2	0.26	0.885	1,526	3	3.74	0.807	20,018
670	01.600.70 - Recreation	18,527	32,499	Health Club, w/Gymnasium	15	2	1.77	0.676	38,886	2	0.26	0.885	7,478	3	2.99	0.807	78,418
675	01.600.75 - Recreation Service	1,691	2,966	Health Club, w/Gymnasium	15	2	1.77	0.676	3,549	2	0.26	0.885	683	3	2.99	0.807	7,157
		188,987	331,512						827,253				76,281				924,748
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	17,958	31,501	Data Center	11	2	1.21	0.676	25,767	2	0.26	0.885	7,248	3	17.27	0.807	439,027
715	01.700.15 - Central Computer or Telecommunicati	2,337	4,099	Data Center	11	2	1.21	0.676	3,353	2	0.26	0.885	943	3	17.27	0.807	57,134
720	01.700.20 - Shop	12,484	21,899	Maintenance Shop	20	2	1.51	0.676	22,353	2	0.26	0.885	5,039	3	3.25	0.807	57,435
725	01.700.25 - Shop Service	4,780	8,385	Maintenance Shop	20	2	1.51	0.676	8,559	2	0.26	0.885	1,929	3	3.25	0.807	21,991
730	01.700.30 - Central Storage	103,351	181,293	Warehouse, Dry	29	2	0.14	0.676	17,158	2	0.26	0.885	41,716	3	2.40	0.807	351,129
735	01.700.35 - Central Storage Service	1,470	2,579	Warehouse, Dry	29	2	0.14	0.676	244	2	0.26	0.885	593	3	2.40	0.807	4,994
740	01.700.40 - Vehicle Storage	2,457	4,310	Garage, Parking	13	3	0.09	0.676	262	3	0.13	0.885	496	3	0.84	0.807	2,922
745	01.700.45 - Vehicle Storage Service	1,776	3,115	Garage, Service Station	13	3	0.09	0.676	190	3	0.13	0.885	358	3	0.84	0.807	2,112
750	01.700.50 - Central Service	159	279	Post Office	24	2	1.14	0.676	215	2	0.26	0.885	64	3	2.94	0.807	662
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	1,533	2,689	Warehouse, HAZMAT	28	2	0.21	0.676	382	2	0.26	0.885	619	3	10.18	0.807	22,092
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	997	1,749	Warehouse, HAZMAT	28	2	0.21	0.676	248	2	0.26	0.885	402	3	10.18	0.807	14,368
780	01.700.80 - Unit Storage	21,741	38,137	Warehouse, Dry	29	2	0.14	0.676	3,609	2	0.26	0.885	8,775	3	2.40	0.807	73,864
		171,043	300,036						82,340				68,184				1,047,729
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	884	1,551	Medical Clinic	21	2	8.67	0.676	9,088	2	0.26	0.885	357	3	3.91	0.807	4,893
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	47	82	Medical Clinic	21	2	8.67	0.676	483	2	0.26	0.885	19	3	3.91	0.807	260
830	01.800.30 - Nurse Station	3,870	6,789	Medical Clinic	21	2	8.67	0.676	39,787	2	0.26	0.885	1,562	3	3.91	0.807	21,420
835	01.800.35 - Nurse Station Service	173	303	Medical Clinic	21	2	8.67	0.676	1,779	2	0.26	0.885	70	3	3.91	0.807	958
840	01.800.40 - Surgery	1,129	1,980	Medical Clinic	21	2	8.67	0.676	11,607	2	0.26	0.885	456	3	3.91	0.807	6,249
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	26,443	46,385	Medical Clinic	21	2	8.67	0.676	271,859	2	0.26	0.885	10,673	3	3.91	0.807	146,362
855	01.800.55 - Treatment/Examination Clinic Service	1,683	2,952	Medical Clinic	21	2	8.67	0.676	17,303	2	0.26	0.885	679	3	3.91	0.807	9,315
860	01.800.60 - Diagnostic Service Laboratory	1,228	2,154	Medical Clinic	21	2	8.67	0.676	12,625	2	0.26	0.885	496	3	3.91	0.807	6,797
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**ETSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	1,350	2,368	Medical Clinic	21	2	8.67	0.676	13,879	2	0.26	0.885	545	3	3.91	0.807	7,472
880	01.800.80 - Public Waiting	16,090	28,224	Medical Clinic	21	2	8.67	0.676	165,421	2	0.26	0.885	6,494	3	3.91	0.807	89,058
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	1,689	2,963	Medical Clinic	21	2	8.67	0.676	17,365	2	0.26	0.885	682	3	3.91	0.807	9,349
		54,586	95,752						561,196				22,033				302,134
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	82,734	145,128	College Dormitory, 50 Room	7	3	5.15	0.676	505,249	2	0.26	0.885	33,394	3	4.77	0.807	558,655
919	01.900.19 - Toilet or Bath	44,204	77,541	College Dormitory, 50 Room	7	3	5.15	0.676	269,950	2	0.26	0.885	17,842	3	4.77	0.807	298,484
920	01.900.20 - Sleep/Study With Toilet or Bath	91,331	160,209	College Dormitory, 50 Room	7	3	5.15	0.676	557,750	2	0.26	0.885	36,864	3	4.77	0.807	616,705
935	01.900.35 - Sleep/Study Service	6,035	10,586	College Dormitory, 50 Room	7	3	5.15	0.676	36,855	2	0.26	0.885	2,436	3	4.77	0.807	40,751
950	01.900.50 - Apartment	443,798	778,490	College Dormitory, 50 Room	7	3	5.15	0.676	2,710,234	2	0.26	0.885	179,130	3	4.77	0.807	2,996,710
955	01.900.55 - Apartment Service	3,996	7,010	College Dormitory, 50 Room	7	3	5.15	0.676	24,403	2	0.26	0.885	1,613	3	4.77	0.807	26,983
970	01.900.70 - House	19,166	33,620	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		691,264	1,212,583						4,104,441				271,279				4,538,288
	TOTALS	**2,754,711**	**4,832,185**						**10,181,613**				**1,103,295**				**15,691,876**
	Cost / SF by Category	**4,832,185**							**2.11**		**/gsf**		**0.23**		**/gsf**		**3.25**
		57.01%															

0 Service Level Offset for =vlookup( )

Summary Data

	ETSU	Cost / SF	Service Level
Gross SF	**4,832,185**		
Total O&M+Util		**10.19**	
O&M Net of			
Energy	2.34	7.85	
Water & Sewer	0.78	9.41	
Subtotal - Energy/Wtr/Sew.	3.12	7.07	
Net of All Utilities	**0.58**	**6.49**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	ETSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	164,023	287,721	College Lecture Classroom	8	3	0.56	1.00	161,124	3	0.06	0.791	13,655	3	0.05	0.921	13,250
115	01.100.15 - Classroom Service	5,013	8,794	College Lecture Classroom	8	3	0.56	1.00	4,924	3	0.06	0.791	417	3	0.05	0.921	405
		169,036	296,515						166,048				14,073				13,655
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	137,071	240,444	Laboratory, General	18	3	0.92	1.00	221,208	3	0.06	0.791	11,411	3	0.05	0.921	11,072
215	01.200.15 - Class Laboratory Service	15,814	27,740	Laboratory, General	18	3	0.92	1.00	25,521	3	0.06	0.791	1,317	3	0.05	0.921	1,277
220	01.200.20 - Open Laboratory	70,916	124,398	Laboratory, General	18	3	0.92	1.00	114,446	3	0.06	0.791	5,904	3	0.05	0.921	5,729
225	01.200.25 - Open Laboratory Service	7,589	13,312	Laboratory, General	18	3	0.92	1.00	12,247	3	0.06	0.791	632	3	0.05	0.921	613
250	01.200.50 - Research/non-class Laboratory	136,876	240,101	Laboratory, General	18	3	0.92	1.00	220,893	3	0.06	0.791	11,395	3	0.05	0.921	11,057
255	01.200.55 - Research/non-class Laboratory Service	32,666	57,301	Laboratory, General	18	3	0.92	1.00	52,717	3	0.06	0.791	2,720	3	0.05	0.921	2,639
		400,932	703,296						647,032				33,378				32,387
	Office Facilities																
310	01.300.10 - Office	427,892	750,588	Office Building, 2 story	23	3	0.54	1.00	405,318	3	0.06	0.791	35,623	3	0.05	0.921	34,565
315	01.300.15 - Office Service	55,981	98,199	Office Building, 2 story	23	3	0.54	1.00	53,028	3	0.06	0.791	4,661	3	0.05	0.921	4,522
		483,873	848,787						458,345				40,283				39,087
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	46,101	80,868	College Lecture Classroom	8	3	0.56	1.00	45,286	3	0.06	0.791	3,838	3	0.05	0.921	3,724
355	01.300.55 - Conference Room Service	2,005	3,517	College Lecture Classroom	8	3	0.56	1.00	1,970	3	0.06	0.791	167	3	0.05	0.921	162
680	01.600.80 - Meeting Room	26,113	45,806	College Lecture Classroom	8	3	0.56	1.00	25,651	3	0.06	0.791	2,174	3	0.05	0.921	2,109
685	01.600.85 - Meeting Room Service	1,869	3,279	College Lecture Classroom	8	3	0.56	1.00	1,836	3	0.06	0.791	156	3	0.05	0.921	151
		76,088	133,470						74,743				6,334				6,146
	Study Facilities																
410	01.400.10 - Study Room	29,594	51,912	Public Library, 3 story (24/7)	25	3	0.63	1.00	32,705	3	0.06	0.791	2,464	3	0.05	0.921	2,391
420	01.400.20 - Stack	35,910	62,992	Public Library, 3 story (24/7)	25	3	0.63	1.00	39,685	3	0.06	0.791	2,990	3	0.05	0.921	2,901
430	01.400.30 - Open-Stack Study Room	69,060	121,142	Public Library, 3 story (24/7)	25	3	0.63	1.00	76,319	3	0.06	0.791	5,749	3	0.05	0.921	5,579
440	01.400.40 - Processing Room	4,990	8,753	Public Library, 3 story (24/7)	25	3	0.63	1.00	5,515	3	0.06	0.791	415	3	0.05	0.921	403
455	01.400.55 - Study Service	2,309	4,050	Public Library, 3 story (24/7)	25	3	0.63	1.00	2,552	3	0.06	0.791	192	3	0.05	0.921	187
		141,863	248,849						156,775				11,810				11,460
	Special Use Facilities																
510	01.500.10 - Armory	4,966	8,711	Warehouse, Temp Controlled	30	3	0.39	1.00	3,397	3	0.06	0.791	413	3	0.01	0.921	80
515	01.500.15 - Armory Service	2,258	3,961	Warehouse, Temp Controlled	30	3	0.39	1.00	1,545	3	0.06	0.791	188	3	0.01	0.921	36
530	01.500.30 - Media Production	3,032	5,319	Movie Theater	22	3	0.58	1.00	3,085	3	0.06	0.791	252	3	0.05	0.921	245
535	01.500.35 - Media Production Service	1,648	2,891	Movie Theater	22	3	0.58	1.00	1,677	3	0.06	0.791	137	3	0.05	0.921	133
540	01.500.40 - Clinic	14,736	25,849	Office Building, 2 story	23	3	0.54	1.00	13,959	3	0.06	0.791	1,227	3	0.05	0.921	1,190
545	01.500.45 - Clinic Service	3,014	5,287	Office Building, 2 story	23	3	0.54	1.00	2,855	3	0.06	0.791	251	3	0.05	0.921	243
550	01.500.50 - Demonstration	35,485	62,246	Day Care Center	12	3	0.68	1.00	42,327	3	0.06	0.791	2,954	3	0.05	0.921	2,866
555	01.500.55 - Demonstration Service	7,273	12,758	Day Care Center	12	3	0.68	1.00	8,675	3	0.06	0.791	605	3	0.05	0.921	588
590	01.500.90 - Other (All Purpose)	10,199	17,891	Office Building, 2 story	23	3	0.54	1.00	9,661	3	0.06	0.791	849	3	0.05	0.921	824
		82,611	144,912						87,181				6,878				6,206
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	183,495	321,878	Health Club, w/Gymnasium	15	3	0.58	1.00	186,689	3	0.06	0.791	15,276	3	0.05	0.921	14,822
523	01.500.23 - Athletic Facilities Spectator Seating	42,362	74,309	Movie Theater	22	3	0.58	1.00	43,099	3	0.06	0.791	3,527	3	0.05	0.921	3,422
525	01.500.25 - Athletic or Physical Education Service	54,201	95,077	Health Club, w/Gymnasium	15	3	0.58	1.00	55,145	3	0.06	0.791	4,512	3	0.05	0.921	4,378
		280,058	491,265						284,933				23,315				22,623
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	7,480	13,121	Laboratory, Life Science	19	3	1.10	1.00	14,433	3	0.06	0.791	623	3	0.05	0.921	604

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	ETSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	5,589	9,804	Laboratory, Life Science	19	3	1.10	1.00	10,784	3	0.06	0.791	465	3	0.05	0.921	451
580	01.500.80 - Greenhouse	1,301	2,282	Greenhouse, Research	14	3	0.63	1.00	1,438	3	0.06	0.791	108	3	0.11	0.921	231
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		14,370	25,207						26,655				1,196				1,287
	General Use Facilities																
610	01.600.10 - Assembly	12,264	21,513	College Auditorium	6	3	0.48	1.00	10,326	3	0.06	0.791	1,021	3	0.05	0.921	991
615	01.600.15 - Assembly Service	8,072	14,160	College Auditorium	6	3	0.48	1.00	6,797	3	0.06	0.791	672	3	0.05	0.921	652
620	01.600.20 - Exhibition	26,413	46,332	College Auditorium	6	3	0.48	1.00	22,240	3	0.06	0.791	2,199	3	0.05	0.921	2,134
625	01.600.25 - Exhibition Service	4,436	7,781	College Auditorium	6	3	0.48	1.00	3,735	3	0.06	0.791	369	3	0.05	0.921	358
630	01.600.30 - Food Facility	27,493	48,227	Cafeteria	4	3	0.90	1.00	43,404	3	0.06	0.791	2,289	3	1.03	0.921	45,750
635	01.600.35 - Food Facility Service	17,843	31,299	Cafeteria	4	3	0.90	1.00	28,169	3	0.06	0.791	1,485	3	1.03	0.921	29,692
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	1,329	2,331	Day Care Center	12	3	0.68	1.00	1,585	3	0.06	0.791	111	3	0.05	0.921	107
650	01.600.50 - Lounge	45,988	80,670	Office Building, 2 story	23	3	0.54	1.00	43,562	3	0.06	0.791	3,829	3	0.05	0.921	3,715
655	01.600.55 - Lounge Service	4,093	7,180	Office Building, 2 story	23	3	0.54	1.00	3,877	3	0.06	0.791	341	3	0.05	0.921	331
660	01.600.60 - Merchandising	17,057	29,921	Store, Retail	27	3	0.56	1.00	16,756	3	0.06	0.791	1,420	3	0.05	0.921	1,378
665	01.600.65 - Merchandising Service	3,781	6,632	Store, Retail	27	3	0.56	1.00	3,714	3	0.06	0.791	315	3	0.05	0.921	305
670	01.600.70 - Recreation	18,527	32,499	Health Club, w/Gymnasium	15	3	0.58	1.00	18,850	3	0.06	0.791	1,542	3	0.05	0.921	1,497
675	01.600.75 - Recreation Service	1,691	2,966	Health Club, w/Gymnasium	15	3	0.58	1.00	1,720	3	0.06	0.791	141	3	0.05	0.921	137
		188,987	331,512						204,735				15,734				87,045
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	17,958	31,501	Data Center	11	3	2.29	1.00	72,137	3	0.06	0.791	1,495	3	0.05	0.921	1,451
715	01.700.15 - Central Computer or Telecommunicati	2,337	4,099	Data Center	11	3	2.29	1.00	9,388	3	0.06	0.791	195	3	0.05	0.921	189
720	01.700.20 - Shop	12,484	21,899	Maintenance Shop	20	3	0.58	1.00	12,701	3	0.06	0.791	1,039	3	0.05	0.921	1,008
725	01.700.25 - Shop Service	4,780	8,385	Maintenance Shop	20	3	0.58	1.00	4,863	3	0.06	0.791	398	3	0.05	0.921	386
730	01.700.30 - Central Storage	103,351	181,293	Warehouse, Dry	29	3	0.32	1.00	58,014	3	0.06	0.791	8,604	3	0.01	0.921	1,670
735	01.700.35 - Central Storage Service	1,470	2,579	Warehouse, Dry	29	3	0.32	1.00	825	3	0.06	0.791	122	3	0.01	0.921	24
740	01.700.40 - Vehicle Storage	2,457	4,310	Garage, Parking	13	3	0.29	1.00	1,250	3	0.06	0.791	205	3	0.01	0.921	40
745	01.700.45 - Vehicle Storage Service	1,776	3,115	Garage, Service Station	13	3	0.29	1.00	903	3	0.06	0.791	148	3	0.01	0.921	29
750	01.700.50 - Central Service	159	279	Post Office	24	3	0.40	1.00	112	3	0.06	0.791	13	3	0.05	0.921	13
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	1,533	2,689	Warehouse, HAZMAT	28	3	0.74	1.00	1,990	3	0.06	0.791	128	3	0.01	0.921	25
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	997	1,749	Warehouse, HAZMAT	28	3	0.74	1.00	1,294	3	0.06	0.791	83	3	0.01	0.921	16
780	01.700.80 - Unit Storage	21,741	38,137	Warehouse, Dry	29	3	0.32	1.00	12,204	3	0.06	0.791	1,810	3	0.01	0.921	351
		171,043	300,036						175,682				14,240				5,201
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	884	1,551	Medical Clinic	21	3	0.86	1.00	1,334	3	0.06	0.791	74	3	0.07	0.921	100
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	47	82	Medical Clinic	21	3	0.86	1.00	71	3	0.06	0.791	4	3	0.07	0.921	5
830	01.800.30 - Nurse Station	3,870	6,789	Medical Clinic	21	3	0.86	1.00	5,838	3	0.06	0.791	322	3	0.07	0.921	438
835	01.800.35 - Nurse Station Service	173	303	Medical Clinic	21	3	0.86	1.00	261	3	0.06	0.791	14	3	0.07	0.921	20
840	01.800.40 - Surgery	1,129	1,980	Medical Clinic	21	3	0.86	1.00	1,703	3	0.06	0.791	94	3	0.07	0.921	128
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	26,443	46,385	Medical Clinic	21	3	0.86	1.00	39,891	3	0.06	0.791	2,201	3	0.07	0.921	2,990
855	01.800.55 - Treatment/Examination Clinic Service	1,683	2,952	Medical Clinic	21	3	0.86	1.00	2,539	3	0.06	0.791	140	3	0.07	0.921	190
860	01.800.60 - Diagnostic Service Laboratory	1,228	2,154	Medical Clinic	21	3	0.86	1.00	1,853	3	0.06	0.791	102	3	0.07	0.921	139
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**ETSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**				**3**			
870	01.800.70 - Central Supplies	1,350	2,368	Medical Clinic	21	3	0.86	1.00	2,037	3	0.06	0.791	112	3	0.07	0.921	153
880	01.800.80 - Public Waiting	16,090	28,224	Medical Clinic	21	3	0.86	1.00	24,273	3	0.06	0.791	1,340	3	0.07	0.921	1,820
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	1,689	2,963	Medical Clinic	21	3	0.86	1.00	2,548	3	0.06	0.791	141	3	0.07	0.921	191
		54,586	95,752						82,347				4,544				6,173
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	82,734	145,128	College Dormitory, 50 Room	7	3	0.69	1.00	100,138	3	0.06	0.791	6,888	3	0.05	0.921	6,683
919	01.900.19 - Toilet or Bath	44,204	77,541	College Dormitory, 50 Room	7	3	0.69	1.00	53,503	3	0.06	0.791	3,680	3	0.05	0.921	3,571
920	01.900.20 - Sleep/Study With Toilet or Bath	91,331	160,209	College Dormitory, 50 Room	7	3	0.69	1.00	110,544	3	0.06	0.791	7,603	3	0.05	0.921	7,378
935	01.900.35 - Sleep/Study Service	6,035	10,586	College Dormitory, 50 Room	7	3	0.69	1.00	7,305	3	0.06	0.791	502	3	0.05	0.921	487
950	01.900.50 - Apartment	443,798	778,490	College Dormitory, 50 Room	7	3	0.69	1.00	537,158	3	0.06	0.791	36,947	3	0.05	0.921	35,849
955	01.900.55 - Apartment Service	3,996	7,010	College Dormitory, 50 Room	7	3	0.69	1.00	4,837	3	0.06	0.791	333	3	0.05	0.921	323
970	01.900.70 - House	19,166	33,620	College Dormitory, 50 Room	7	3	0.69	1.00	23,198	3	0.06	0.791	1,596	0	-	0.921	-
		691,264	1,212,583						836,682				57,549				54,291
	TOTALS	**2,754,711**	**4,832,185**						**3,201,160**				**229,336**				**285,560**
	Cost / SF by Category	**4,832,185**					**/gsf**		**0.66**		**/gsf**		**0.05**		**/gsf**		**0.06**
		57.01%															
					0												

Summary Data

	ETSU	Cost / SF	Service Level
Gross SF	**4,832,185**		
Total O&M+Util		**10.19**	
O&M Net of			
Energy	2.34	7.85	
Water & Sewer	0.78	9.41	
Subtotal - Energy/Wtr/Sew.	3.12	7.07	
Net of All Utilities	**0.58**	**6.49**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	ETSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	164,023	287,721	College Lecture Classroom	8	3	0.04	1.00	11,509	3	0.06	1.00	17,263	2,145,677	7.46
115	01.100.15 - Classroom Service	5,013	8,794	College Lecture Classroom	8	3	0.04	1.00	352	3	0.06	1.00	528	65,578	7.46
		169,036	296,515						11,861				17,791	2,211,255	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	137,071	240,444	Laboratory, General	18	3	0.04	1.00	9,618	3	0.10	1.00	24,044	3,650,238	15.18
215	01.200.15 - Class Laboratory Service	15,814	27,740	Laboratory, General	18	3	0.04	1.00	1,110	3	0.10	1.00	2,774	421,131	15.18
220	01.200.20 - Open Laboratory	70,916	124,398	Laboratory, General	18	3	0.04	1.00	4,976	3	0.10	1.00	12,440	1,888,512	15.18
225	01.200.25 - Open Laboratory Service	7,589	13,312	Laboratory, General	18	3	0.04	1.00	532	3	0.10	1.00	1,331	202,097	15.18
250	01.200.50 - Research/non-class Laboratory	136,876	240,101	Laboratory, General	18	3	0.04	1.00	9,604	3	0.10	1.00	24,010	3,645,045	15.18
255	01.200.55 - Research/non-class Laboratory Service	32,666	57,301	Laboratory, General	18	3	0.04	1.00	2,292	3	0.10	1.00	5,730	869,904	15.18
		400,932	703,296						28,132				70,330	10,676,928	
	Office Facilities														
310	01.300.10 - Office	427,892	750,588	Office Building, 2 story	23	3	0.04	1.00	30,024	3	0.07	1.00	52,541	5,636,459	7.51
315	01.300.15 - Office Service	55,981	98,199	Office Building, 2 story	23	3	0.04	1.00	3,928	3	0.07	1.00	6,874	737,416	7.51
		483,873	848,787						33,951				59,415	6,373,875	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	46,101	80,868	College Lecture Classroom	8	3	0.04	1.00	3,235	3	0.06	1.00	4,852	603,073	7.46
355	01.300.55 - Conference Room Service	2,005	3,517	College Lecture Classroom	8	3	0.04	1.00	141	3	0.06	1.00	211	26,229	7.46
680	01.600.80 - Meeting Room	26,113	45,806	College Lecture Classroom	8	3	0.04	1.00	1,832	3	0.06	1.00	2,748	341,599	7.46
685	01.600.85 - Meeting Room Service	1,869	3,279	College Lecture Classroom	8	3	0.04	1.00	131	3	0.06	1.00	197	24,449	7.46
		76,088	133,470						5,339				8,008	995,350	
	Study Facilities														
410	01.400.10 - Study Room	29,594	51,912	Public Library, 3 story (24/7)	25	3	0.04	1.00	2,076	3	0.09	1.00	4,672	424,754	8.18
420	01.400.20 - Stack	35,910	62,992	Public Library, 3 story (24/7)	25	3	0.04	1.00	2,520	3	0.09	1.00	5,669	515,406	8.18
430	01.400.30 - Open-Stack Study Room	69,060	121,142	Public Library, 3 story (24/7)	25	3	0.04	1.00	4,846	3	0.09	1.00	10,903	991,198	8.18
440	01.400.40 - Processing Room	4,990	8,753	Public Library, 3 story (24/7)	25	3	0.04	1.00	350	3	0.09	1.00	788	71,620	8.18
455	01.400.55 - Study Service	2,309	4,050	Public Library, 3 story (24/7)	25	3	0.04	1.00	162	3	0.09	1.00	365	33,140	8.18
		141,863	248,849						9,954				22,396	2,036,118	
	Special Use Facilities														
510	01.500.10 - Armory	4,966	8,711	Warehouse, Temp Controlled	30	3	0.04	1.00	348	3	0.33	1.00	2,875	47,854	5.49
515	01.500.15 - Armory Service	2,258	3,961	Warehouse, Temp Controlled	30	3	0.04	1.00	158	3	0.33	1.00	1,307	21,759	5.49
530	01.500.30 - Media Production	3,032	5,319	Movie Theater	22	3	0.04	1.00	213	3	0.27	1.00	1,436	57,042	10.73
535	01.500.35 - Media Production Service	1,648	2,891	Movie Theater	22	3	0.04	1.00	116	3	0.27	1.00	781	31,004	10.73
540	01.500.40 - Clinic	14,736	25,849	Office Building, 2 story	23	3	0.04	1.00	1,034	3	0.07	1.00	1,809	194,112	7.51
545	01.500.45 - Clinic Service	3,014	5,287	Office Building, 2 story	23	3	0.04	1.00	211	3	0.07	1.00	370	39,702	7.51
550	01.500.50 - Demonstration	35,485	62,246	Day Care Center	12	3	0.04	1.00	2,490	3	0.23	1.00	14,317	486,420	7.81
555	01.500.55 - Demonstration Service	7,273	12,758	Day Care Center	12	3	0.04	1.00	510	3	0.23	1.00	2,934	99,697	7.81
590	01.500.90 - Other (All Purpose)	10,199	17,891	Office Building, 2 story	23	3	0.04	1.00	716	3	0.07	1.00	1,252	134,348	7.51
		82,611	144,912						5,796				27,081	1,111,938	7.67
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	183,495	321,878	Health Club, w/Gymnasium	15	3	0.04	1.00	12,875	3	0.07	1.00	22,531	2,713,734	8.43
523	01.500.23 - Athletic Facilities Spectator Seating	42,362	74,309	Movie Theater	22	3	0.04	1.00	2,972	3	0.27	1.00	20,064	796,971	10.73
525	01.500.25 - Athletic or Physical Education Service	54,201	95,077	Health Club, w/Gymnasium	15	3	0.04	1.00	3,803	3	0.07	1.00	6,655	801,586	8.43
		280,058	491,265						19,651				49,250	4,312,291	8.78
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	7,480	13,121	Laboratory, Life Science	19	3	0.04	1.00	525	3	0.10	1.00	1,312	284,858	21.71

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	ETSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	5,589	9,804	Laboratory, Life Science	19	3	0.04	1.00	392	3	0.10	1.00	980	212,844	21.71
580	01.500.80 - Greenhouse	1,301	2,282	Greenhouse, Research	14	3	0.04	1.00	91	3	1.37	1.00	3,127	19,541	8.56
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		14,370	25,207						1,008				5,419	517,243	20.52
	General Use Facilities														
610	01.600.10 - Assembly	12,264	21,513	College Auditorium	6	3	0.04	1.00	861	3	0.11	1.00	2,366	222,077	10.32
615	01.600.15 - Assembly Service	8,072	14,160	College Auditorium	6	3	0.04	1.00	566	3	0.11	1.00	1,558	146,168	10.32
620	01.600.20 - Exhibition	26,413	46,332	College Auditorium	6	3	0.04	1.00	1,853	3	0.11	1.00	5,097	478,287	10.32
625	01.600.25 - Exhibition Service	4,436	7,781	College Auditorium	6	3	0.04	1.00	311	3	0.11	1.00	856	80,327	10.32
630	01.600.30 - Food Facility	27,493	48,227	Cafeteria	4	3	0.04	1.00	1,929	3	0.13	1.00	6,270	842,806	17.48
635	01.600.35 - Food Facility Service	17,843	31,299	Cafeteria	4	3	0.04	1.00	1,252	3	0.13	1.00	4,069	546,983	17.48
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	1,329	2,331	Day Care Center	12	3	0.04	1.00	93	3	0.23	1.00	536	18,218	7.81
650	01.600.50 - Lounge	45,988	80,670	Office Building, 2 story	23	3	0.04	1.00	3,227	3	0.07	1.00	5,647	605,782	7.51
655	01.600.55 - Lounge Service	4,093	7,180	Office Building, 2 story	23	3	0.04	1.00	287	3	0.07	1.00	503	53,916	7.51
660	01.600.60 - Merchandising	17,057	29,921	Store, Retail	27	3	0.04	1.00	1,197	3	0.34	1.00	10,173	263,000	8.79
665	01.600.65 - Merchandising Service	3,781	6,632	Store, Retail	27	3	0.04	1.00	265	3	0.34	1.00	2,255	58,299	8.79
670	01.600.70 - Recreation	18,527	32,499	Health Club, w/Gymnasium	15	3	0.04	1.00	1,300	3	0.07	1.00	2,275	273,998	8.43
675	01.600.75 - Recreation Service	1,691	2,966	Health Club, w/Gymnasium	15	3	0.04	1.00	119	3	0.07	1.00	208	25,008	8.43
		188,987	331,512						13,260				41,811	3,614,868	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	17,958	31,501	Data Center	11	3	0.04	1.00	1,260	3	0.11	1.00	3,465	1,905,870	60.50
715	01.700.15 - Central Computer or Telecommunicati	2,337	4,099	Data Center	11	3	0.04	1.00	164	3	0.11	1.00	451	248,024	60.50
720	01.700.20 - Shop	12,484	21,899	Maintenance Shop	20	3	0.04	1.00	876	3	0.23	1.00	5,037	170,596	7.79
725	01.700.25 - Shop Service	4,780	8,385	Maintenance Shop	20	3	0.04	1.00	335	3	0.23	1.00	1,929	65,320	7.79
730	01.700.30 - Central Storage	103,351	181,293	Warehouse, Dry	29	3	0.04	1.00	7,252	3	0.11	1.00	19,942	658,672	3.63
735	01.700.35 - Central Storage Service	1,470	2,579	Warehouse, Dry	29	3	0.04	1.00	103	3	0.11	1.00	284	9,369	3.63
740	01.700.40 - Vehicle Storage	2,457	4,310	Garage, Parking	13	3	0.04	1.00	172	3	0.07	1.00	302	7,473	1.73
745	01.700.45 - Vehicle Storage Service	1,776	3,115	Garage, Service Station	13	3	0.04	1.00	125	3	0.07	1.00	218	5,402	1.73
750	01.700.50 - Central Service	159	279	Post Office	24	3	0.04	1.00	11	3	0.21	1.00	59	2,050	7.35
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	1,533	2,689	Warehouse, HAZMAT	28	3	0.04	1.00	108	3	0.75	1.00	2,017	30,685	11.41
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	997	1,749	Warehouse, HAZMAT	28	3	0.04	1.00	70	3	0.75	1.00	1,312	19,956	11.41
780	01.700.80 - Unit Storage	21,741	38,137	Warehouse, Dry	29	3	0.04	1.00	1,525	3	0.11	1.00	4,195	138,559	3.63
		171,043	300,036						12,001				39,209	3,261,976	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	884	1,551	Medical Clinic	21	3	0.04	1.00	62	3	0.21	1.00	326	25,164	16.23
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	47	82	Medical Clinic	21	3	0.04	1.00	3	3	0.21	1.00	17	1,338	16.23
830	01.800.30 - Nurse Station	3,870	6,789	Medical Clinic	21	3	0.04	1.00	272	3	0.21	1.00	1,426	110,163	16.23
835	01.800.35 - Nurse Station Service	173	303	Medical Clinic	21	3	0.04	1.00	12	3	0.21	1.00	64	4,925	16.23
840	01.800.40 - Surgery	1,129	1,980	Medical Clinic	21	3	0.04	1.00	79	3	0.21	1.00	416	32,138	16.23
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	26,443	46,385	Medical Clinic	21	3	0.04	1.00	1,855	3	0.21	1.00	9,741	752,723	16.23
855	01.800.55 - Treatment/Examination Clinic Service	1,683	2,952	Medical Clinic	21	3	0.04	1.00	118	3	0.21	1.00	620	47,908	16.23
860	01.800.60 - Diagnostic Service Laboratory	1,228	2,154	Medical Clinic	21	3	0.04	1.00	86	3	0.21	1.00	452	34,956	16.23
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**ETSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
870	01.800.70 - Central Supplies	1,350	2,368	Medical Clinic	21	3	0.04	1.00	95	3	0.21	1.00	497	38,429	16.23
880	01.800.80 - Public Waiting	16,090	28,224	Medical Clinic	21	3	0.04	1.00	1,129	3	0.21	1.00	5,927	458,016	16.23
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	1,689	2,963	Medical Clinic	21	3	0.04	1.00	119	3	0.21	1.00	622	48,079	16.23
		54,586	95,752						3,830				20,108	1,553,837	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	82,734	145,128	College Dormitory, 50 Room	7	3	0.04	1.00	5,805	3	0.11	1.00	15,964	1,546,682	10.66
919	01.900.19 - Toilet or Bath	44,204	77,541	College Dormitory, 50 Room	7	3	0.04	1.00	3,102	3	0.11	1.00	8,529	826,378	10.66
920	01.900.20 - Sleep/Study With Toilet or Bath	91,331	160,209	College Dormitory, 50 Room	7	3	0.04	1.00	6,408	3	0.11	1.00	17,623	1,707,400	10.66
935	01.900.35 - Sleep/Study Service	6,035	10,586	College Dormitory, 50 Room	7	3	0.04	1.00	423	3	0.11	1.00	1,164	112,822	10.66
950	01.900.50 - Apartment	443,798	778,490	College Dormitory, 50 Room	7	3	0.04	1.00	31,140	3	0.11	1.00	85,634	8,296,645	10.66
955	01.900.55 - Apartment Service	3,996	7,010	College Dormitory, 50 Room	7	3	0.04	1.00	280	3	0.11	1.00	771	74,704	10.66
970	01.900.70 - House	19,166	33,620	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	32,190	0.96
		691,264	1,212,583						47,159				129,686	12,596,821	
	TOTALS	**2,754,711**	**4,832,185**						**191,943**				**490,505**	**49,262,501**	
	Cost / SF by Category	**4,832,185**					**/gsf**		**0.04**		**/gsf**		**0.10**	**10.19**	**/ GSF**
		57.01%											**Adjustments:**		
					0										

Summary Data

	ETSU	Cost / SF	Service Level
Gross SF	**4,832,185**		
Total O&M+Util		**10.19**	
O&M Net of			
Energy	2.34	7.85	
Water & Sewer	0.78	9.41	
Subtotal - Energy/Wtr/Sew.	3.12	7.07	
Net of All Utilities	**0.58**	**6.49**	

Energy:	**(11,321,115)**	
Water/Sewer:	**(3,776,747)**	
Telecom:	**(2,789,352)**	
	31,375,286	
	6.49	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**MTSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**2**				**2**				**3**			
	Classroom Facilities																
110	01.100.10 - Classroom	232,946	385,073	College Lecture Classroom	8	2	1.91	0.724	532,494	2	0.26	0.893	89,406	3	2.37	0.847	772,992
115	01.100.15 - Classroom Service	10,777	17,815	College Lecture Classroom	8	2	1.91	0.724	24,636	2	0.26	0.893	4,136	3	2.37	0.847	35,762
		243,724	402,888						557,130				93,543				808,754
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	222,756	368,227	Laboratory, General	18	2	2.58	0.724	687,819	2	0.26	0.893	85,495	3	6.85	0.847	2,136,437
215	01.200.15 - Class Laboratory Service	41,064	67,881	Laboratory, General	18	2	2.58	0.724	126,796	2	0.26	0.893	15,761	3	6.85	0.847	393,842
220	01.200.20 - Open Laboratory	92,525	152,949	Laboratory, General	18	2	2.58	0.724	285,696	2	0.26	0.893	35,512	3	6.85	0.847	887,401
225	01.200.25 - Open Laboratory Service	11,295	18,672	Laboratory, General	18	2	2.58	0.724	34,878	2	0.26	0.893	4,335	3	6.85	0.847	108,333
250	01.200.50 - Research/non-class Laboratory	49,244	81,403	Laboratory, General	18	2	2.58	0.724	152,055	2	0.26	0.893	18,900	3	6.85	0.847	472,298
255	01.200.55 - Research/non-class Laboratory Service	13,062	21,591	Laboratory, General	18	2	2.58	0.724	40,331	2	0.26	0.893	5,013	3	6.85	0.847	125,273
		429,946	710,724						1,327,575				165,016				4,123,584
	Office Facilities																
310	01.300.10 - Office	429,590	710,136	Office Building, 2 story	23	2	2.53	0.724	1,300,770	2	0.26	0.893	164,879	3	2.54	0.847	1,527,772
315	01.300.15 - Office Service	112,727	186,343	Office Building, 2 story	23	2	2.53	0.724	341,329	2	0.26	0.893	43,265	3	2.54	0.847	400,895
		542,317	896,479						1,642,098				208,144				1,928,667
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	36,370	60,121	College Lecture Classroom	8	2	1.91	0.724	83,138	2	0.26	0.893	13,959	3	2.37	0.847	120,687
355	01.300.55 - Conference Room Service	901	1,489	College Lecture Classroom	8	2	1.91	0.724	2,060	2	0.26	0.893	346	3	2.37	0.847	2,990
680	01.600.80 - Meeting Room	49,100	81,166	College Lecture Classroom	8	2	1.91	0.724	112,239	2	0.26	0.893	18,845	3	2.37	0.847	162,931
685	01.600.85 - Meeting Room Service	9,554	15,793	College Lecture Classroom	8	2	1.91	0.724	21,840	2	0.26	0.893	3,667	3	2.37	0.847	31,704
		95,925	158,570						219,276				36,817				318,311
	Study Facilities																
410	01.400.10 - Study Room	63,557	105,063	Public Library, 3 story (24/7)	25	2	2.34	0.724	177,994	2	0.26	0.893	24,394	3	2.96	0.847	263,407
420	01.400.20 - Stack	68,309	112,919	Public Library, 3 story (24/7)	25	2	2.34	0.724	191,302	2	0.26	0.893	26,217	3	2.96	0.847	283,100
430	01.400.30 - Open-Stack Study Room	37,258	61,589	Public Library, 3 story (24/7)	25	2	2.34	0.724	104,341	2	0.26	0.893	14,300	3	2.96	0.847	154,410
440	01.400.40 - Processing Room	9,554	15,794	Public Library, 3 story (24/7)	25	2	2.34	0.724	26,757	2	0.26	0.893	3,667	3	2.96	0.847	39,597
455	01.400.55 - Study Service	745	1,232	Public Library, 3 story (24/7)	25	2	2.34	0.724	2,087	2	0.26	0.893	286	3	2.96	0.847	3,088
		179,423	296,596						502,481				68,864				743,602
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	4,826	7,978	Movie Theater	22	2	4.09	0.724	23,623	2	0.26	0.893	1,852	3	3.74	0.847	25,272
535	01.500.35 - Media Production Service	1,637	2,706	Movie Theater	22	2	4.09	0.724	8,014	2	0.26	0.893	628	3	3.74	0.847	8,573
540	01.500.40 - Clinic	2,025	3,347	Office Building, 2 story	23	2	2.53	0.724	6,130	2	0.26	0.893	777	3	2.54	0.847	7,200
545	01.500.45 - Clinic Service	3,331	5,506	Office Building, 2 story	23	2	2.53	0.724	10,086	2	0.26	0.893	1,278	3	2.54	0.847	11,846
550	01.500.50 - Demonstration	22,604	37,366	Day Care Center	12	2	2.51	0.724	67,903	2	0.26	0.893	8,676	3	2.75	0.847	87,034
555	01.500.55 - Demonstration Service	3,145	5,199	Day Care Center	12	2	2.51	0.724	9,448	2	0.26	0.893	1,207	3	2.75	0.847	12,110
590	01.500.90 - Other (All Purpose)	2,420	4,001	Office Building, 2 story	23	2	2.53	0.724	7,328	2	0.26	0.893	929	3	2.54	0.847	8,607
		39,988	66,102						132,532				15,348				160,642
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	109,787	181,484	Health Club, w/Gymnasium	15	2	1.77	0.724	232,568	2	0.26	0.893	42,137	3	2.99	0.847	459,613
523	01.500.23 - Athletic Facilities Spectator Seating	32,537	53,785	Movie Theater	22	2	4.09	0.724	159,267	2	0.26	0.893	12,488	3	3.74	0.847	170,380
525	01.500.25 - Athletic or Physical Education Service	113,106	186,971	Health Club, w/Gymnasium	15	2	1.77	0.724	239,599	2	0.26	0.893	43,411	3	2.99	0.847	473,509
		255,430	422,240						631,434				98,036				1,103,502
	Agriculture & Animal																
560	01.500.60 - Field Building	207,221	342,547	Warehouse, Dry	29	2	0.14	0.724	34,721	2	0.26	0.893	79,533	3	2.40	0.847	696,330
570	01.500.70 - Animal Facilities	27,481	45,428	Laboratory, Life Science	19	2	2.58	0.724	84,855	2	0.26	0.893	10,547	3	14.43	0.847	555,227

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	MTSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	1,801	2,977	Laboratory, Life Science	19	2	2.58	0.724	5,560	2	0.26	0.893	691	3	14.43	0.847	36,382
580	01.500.80 - Greenhouse	7,717	12,756	Greenhouse, Research	14	2	0.08	0.724	739	2	0.26	0.893	2,962	3	5.27	0.847	56,939
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		244,219	403,708						125,875				93,733				1,344,879
	General Use Facilities																
610	01.600.10 - Assembly	82,992	137,191	College Auditorium	6	2	4.49	0.724	445,974	2	0.26	0.893	31,853	3	3.49	0.847	405,540
615	01.600.15 - Assembly Service	43,846	72,480	College Auditorium	6	2	4.49	0.724	235,616	2	0.26	0.893	16,828	3	3.49	0.847	214,254
620	01.600.20 - Exhibition	12,896	21,318	College Auditorium	6	2	4.49	0.724	69,299	2	0.26	0.893	4,950	3	3.49	0.847	63,016
625	01.600.25 - Exhibition Service	724	1,196	College Auditorium	6	2	4.49	0.724	3,888	2	0.26	0.893	278	3	3.49	0.847	3,536
630	01.600.30 - Food Facility	59,548	98,436	Cafeteria	4	2	5.59	0.724	398,387	2	0.26	0.893	22,855	3	4.53	0.847	377,691
635	01.600.35 - Food Facility Service	30,489	50,401	Cafeteria	4	2	5.59	0.724	203,980	2	0.26	0.893	11,702	3	4.53	0.847	193,383
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	54,374	89,883	Office Building, 2 story	23	2	2.53	0.724	164,641	2	0.26	0.893	20,869	3	2.54	0.847	193,373
655	01.600.55 - Lounge Service	557	920	Office Building, 2 story	23	2	2.53	0.724	1,686	2	0.26	0.893	214	3	2.54	0.847	1,980
660	01.600.60 - Merchandising	47,794	79,007	Store, Retail	27	2	2.33	0.724	133,278	2	0.26	0.893	18,344	3	3.74	0.847	250,276
665	01.600.65 - Merchandising Service	11,052	18,270	Store, Retail	27	2	2.33	0.724	30,820	2	0.26	0.893	4,242	3	3.74	0.847	57,876
670	01.600.70 - Recreation	124,630	206,020	Health Club, w/Gymnasium	15	2	1.77	0.724	264,010	2	0.26	0.893	47,834	3	2.99	0.847	521,751
675	01.600.75 - Recreation Service	19,577	32,361	Health Club, w/Gymnasium	15	2	1.77	0.724	41,470	2	0.26	0.893	7,514	3	2.99	0.847	81,956
		488,480	807,484						1,993,050				187,482				2,364,632
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	3,147	5,203	Data Center	11	2	1.21	0.724	4,558	2	0.26	0.893	1,208	3	17.27	0.847	76,103
715	01.700.15 - Central Computer or Telecommunicati	452	747	Data Center	11	2	1.21	0.724	654	2	0.26	0.893	173	3	17.27	0.847	10,922
720	01.700.20 - Shop	32,723	54,093	Maintenance Shop	20	2	1.51	0.724	59,136	2	0.26	0.893	12,559	3	3.25	0.847	148,903
725	01.700.25 - Shop Service	8,589	14,198	Maintenance Shop	20	2	1.51	0.724	15,522	2	0.26	0.893	3,296	3	3.25	0.847	39,083
730	01.700.30 - Central Storage	22,466	37,137	Warehouse, Dry	29	2	0.14	0.724	3,764	2	0.26	0.893	8,622	3	2.40	0.847	75,492
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	302,189	499,535	Garage, Parking	13	3	0.09	0.724	32,550	3	0.13	0.893	57,991	3	0.84	0.847	355,409
745	01.700.45 - Vehicle Storage Service	2,340	3,868	Garage, Service Station	13	3	0.09	0.724	252	3	0.13	0.893	449	3	0.84	0.847	2,752
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		371,905	614,780						116,436				84,299				708,665
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	654	1,081	Medical Clinic	21	2	8.67	0.724	6,788	2	0.26	0.893	251	3	3.91	0.847	3,581
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	2,783	4,601	Medical Clinic	21	2	8.67	0.724	28,880	2	0.26	0.893	1,068	3	3.91	0.847	15,237
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	507	839	Medical Clinic	21	2	8.67	0.724	5,264	2	0.26	0.893	195	3	3.91	0.847	2,777
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**MTSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	758	1,253	Medical Clinic	21	2	8.67	0.724	7,868	2	0.26	0.893	291	3	3.91	0.847	4,151
880	01.800.80 - Public Waiting	616	1,017	Medical Clinic	21	2	8.67	0.724	6,387	2	0.26	0.893	236	3	3.91	0.847	3,370
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	363	599	Medical Clinic	21	2	8.67	0.724	3,763	2	0.26	0.893	139	3	3.91	0.847	1,985
		5,681	9,391						58,950				2,180				31,102
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	218,845	361,762	College Dormitory, 50 Room	7	3	5.15	0.724	1,348,867	2	0.26	0.893	83,994	3	4.77	0.847	1,461,589
919	01.900.19 - Toilet or Bath	35,872	59,299	College Dormitory, 50 Room	7	3	5.15	0.724	221,102	2	0.26	0.893	13,768	3	4.77	0.847	239,579
920	01.900.20 - Sleep/Study With Toilet or Bath	46,606	77,043	College Dormitory, 50 Room	7	3	5.15	0.724	287,262	2	0.26	0.893	17,888	3	4.77	0.847	311,267
935	01.900.35 - Sleep/Study Service	25,205	41,665	College Dormitory, 50 Room	7	3	5.15	0.724	155,352	2	0.26	0.893	9,674	3	4.77	0.847	168,335
950	01.900.50 - Apartment	257,855	426,248	College Dormitory, 50 Room	7	3	5.15	0.724	1,589,307	2	0.26	0.893	98,966	3	4.77	0.847	1,722,122
955	01.900.55 - Apartment Service	6,681	11,044	College Dormitory, 50 Room	7	3	5.15	0.724	41,179	2	0.26	0.893	2,564	3	4.77	0.847	44,621
970	01.900.70 - House	69,006	114,071	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		660,070	1,091,132						3,643,070				226,854				3,947,513
	TOTALS	**3,557,107**	**5,880,093**						**10,949,908**				**1,280,315**				**17,583,852**
	Cost / SF by Category	**5,880,093**							**1.86**		**/gsf**		**0.22**		**/gsf**		**2.99**
		60.49%															

0 Service Level Offset for =vlookup( )

Summary Data

	MTSU	Cost / SF	Service Level
Gross SF	**5,880,093**		
Total O&M+Util		**9.10**	
O&M Net of			
Energy	1.95	7.15	
Water & Sewer	0.78	8.31	
Subtotal - Energy/Wtr/Sew.	2.73	6.36	
Net of All Utilities	**0.51**	**5.85**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**MTSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**				**3**			
	Classroom Facilities																
110	01.100.10 - Classroom	232,946	385,073	College Lecture Classroom	8	3	0.56	0.92	198,174	3	0.06	0.939	21,695	3	0.05	0.933	17,964
115	01.100.15 - Classroom Service	10,777	17,815	College Lecture Classroom	8	3	0.56	0.92	9,168	3	0.06	0.939	1,004	3	0.05	0.933	831
		243,724	402,888						207,342				22,699				18,795
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	222,756	368,227	Laboratory, General	18	3	0.92	0.92	311,329	3	0.06	0.939	20,746	3	0.05	0.933	17,178
215	01.200.15 - Class Laboratory Service	41,064	67,881	Laboratory, General	18	3	0.92	0.92	57,392	3	0.06	0.939	3,824	3	0.05	0.933	3,167
220	01.200.20 - Open Laboratory	92,525	152,949	Laboratory, General	18	3	0.92	0.92	129,315	3	0.06	0.939	8,617	3	0.05	0.933	7,135
225	01.200.25 - Open Laboratory Service	11,295	18,672	Laboratory, General	18	3	0.92	0.92	15,787	3	0.06	0.939	1,052	3	0.05	0.933	871
250	01.200.50 - Research/non-class Laboratory	49,244	81,403	Laboratory, General	18	3	0.92	0.92	68,825	3	0.06	0.939	4,586	3	0.05	0.933	3,797
255	01.200.55 - Research/non-class Laboratory Service	13,062	21,591	Laboratory, General	18	3	0.92	0.92	18,255	3	0.06	0.939	1,216	3	0.05	0.933	1,007
		429,946	710,724						600,903				40,042				33,155
	Office Facilities																
310	01.300.10 - Office	429,590	710,136	Office Building, 2 story	23	3	0.54	0.92	352,412	3	0.06	0.939	40,009	3	0.05	0.933	33,128
315	01.300.15 - Office Service	112,727	186,343	Office Building, 2 story	23	3	0.54	0.92	92,475	3	0.06	0.939	10,499	3	0.05	0.933	8,693
		542,317	896,479						444,887				50,508				41,821
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	36,370	60,121	College Lecture Classroom	8	3	0.56	0.92	30,941	3	0.06	0.939	3,387	3	0.05	0.933	2,805
355	01.300.55 - Conference Room Service	901	1,489	College Lecture Classroom	8	3	0.56	0.92	766	3	0.06	0.939	84	3	0.05	0.933	69
680	01.600.80 - Meeting Room	49,100	81,166	College Lecture Classroom	8	3	0.56	0.92	41,771	3	0.06	0.939	4,573	3	0.05	0.933	3,786
685	01.600.85 - Meeting Room Service	9,554	15,793	College Lecture Classroom	8	3	0.56	0.92	8,128	3	0.06	0.939	890	3	0.05	0.933	737
		95,925	158,570						81,606				8,934				7,397
	Study Facilities																
410	01.400.10 - Study Room	63,557	105,063	Public Library, 3 story (24/7)	25	3	0.63	0.92	60,829	3	0.06	0.939	5,919	3	0.05	0.933	4,901
420	01.400.20 - Stack	68,309	112,919	Public Library, 3 story (24/7)	25	3	0.63	0.92	65,376	3	0.06	0.939	6,362	3	0.05	0.933	5,268
430	01.400.30 - Open-Stack Study Room	37,258	61,589	Public Library, 3 story (24/7)	25	3	0.63	0.92	35,658	3	0.06	0.939	3,470	3	0.05	0.933	2,873
440	01.400.40 - Processing Room	9,554	15,794	Public Library, 3 story (24/7)	25	3	0.63	0.92	9,144	3	0.06	0.939	890	3	0.05	0.933	737
455	01.400.55 - Study Service	745	1,232	Public Library, 3 story (24/7)	25	3	0.63	0.92	713	3	0.06	0.939	69	3	0.05	0.933	57
		179,423	296,596						171,720				16,710				13,836
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	4,826	7,978	Movie Theater	22	3	0.58	0.92	4,252	3	0.06	0.939	449	3	0.05	0.933	372
535	01.500.35 - Media Production Service	1,637	2,706	Movie Theater	22	3	0.58	0.92	1,443	3	0.06	0.939	152	3	0.05	0.933	126
540	01.500.40 - Clinic	2,025	3,347	Office Building, 2 story	23	3	0.54	0.92	1,661	3	0.06	0.939	189	3	0.05	0.933	156
545	01.500.45 - Clinic Service	3,331	5,506	Office Building, 2 story	23	3	0.54	0.92	2,732	3	0.06	0.939	310	3	0.05	0.933	257
550	01.500.50 - Demonstration	22,604	37,366	Day Care Center	12	3	0.68	0.92	23,351	3	0.06	0.939	2,105	3	0.05	0.933	1,743
555	01.500.55 - Demonstration Service	3,145	5,199	Day Care Center	12	3	0.68	0.92	3,249	3	0.06	0.939	293	3	0.05	0.933	243
590	01.500.90 - Other (All Purpose)	2,420	4,001	Office Building, 2 story	23	3	0.54	0.92	1,985	3	0.06	0.939	225	3	0.05	0.933	187
		39,988	66,102						38,673				3,724				3,084
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	109,787	181,484	Health Club, w/Gymnasium	15	3	0.58	0.92	96,734	3	0.06	0.939	10,225	3	0.05	0.933	8,466
523	01.500.23 - Athletic Facilities Spectator Seating	32,537	53,785	Movie Theater	22	3	0.58	0.92	28,669	3	0.06	0.939	3,030	3	0.05	0.933	2,509
525	01.500.25 - Athletic or Physical Education Service	113,106	186,971	Health Club, w/Gymnasium	15	3	0.58	0.92	99,659	3	0.06	0.939	10,534	3	0.05	0.933	8,722
		255,430	422,240						225,062				23,789				19,697
	Agriculture & Animal																
560	01.500.60 - Field Building	207,221	342,547	Warehouse, Dry	29	3	0.32	0.92	100,736	3	0.06	0.939	19,299	3	0.01	0.933	3,196
570	01.500.70 - Animal Facilities	27,481	45,428	Laboratory, Life Science	19	3	1.10	0.92	45,923	3	0.06	0.939	2,559	3	0.05	0.933	2,119

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	MTSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	1,801	2,977	Laboratory, Life Science	19	3	1.10	0.92	3,009	3	0.06	0.939	168	3	0.05	0.933	139
580	01.500.80 - Greenhouse	7,717	12,756	Greenhouse, Research	14	3	0.63	0.92	7,385	3	0.06	0.939	719	3	0.11	0.933	1,309
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		244,219	403,708						157,054				22,745				6,763
	General Use Facilities																
610	01.600.10 - Assembly	82,992	137,191	College Auditorium	6	3	0.48	0.92	60,518	3	0.06	0.939	7,729	3	0.05	0.933	6,400
615	01.600.15 - Assembly Service	43,846	72,480	College Auditorium	6	3	0.48	0.92	31,972	3	0.06	0.939	4,084	3	0.05	0.933	3,381
620	01.600.20 - Exhibition	12,896	21,318	College Auditorium	6	3	0.48	0.92	9,404	3	0.06	0.939	1,201	3	0.05	0.933	994
625	01.600.25 - Exhibition Service	724	1,196	College Auditorium	6	3	0.48	0.92	528	3	0.06	0.939	67	3	0.05	0.933	56
630	01.600.30 - Food Facility	59,548	98,436	Cafeteria	4	3	0.90	0.92	81,417	3	0.06	0.939	5,546	3	1.03	0.933	94,596
635	01.600.35 - Food Facility Service	30,489	50,401	Cafeteria	4	3	0.90	0.92	41,686	3	0.06	0.939	2,840	3	1.03	0.933	48,435
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	54,374	89,883	Office Building, 2 story	23	3	0.54	0.92	44,606	3	0.06	0.939	5,064	3	0.05	0.933	4,193
655	01.600.55 - Lounge Service	557	920	Office Building, 2 story	23	3	0.54	0.92	457	3	0.06	0.939	52	3	0.05	0.933	43
660	01.600.60 - Merchandising	47,794	79,007	Store, Retail	27	3	0.56	0.92	40,660	3	0.06	0.939	4,451	3	0.05	0.933	3,686
665	01.600.65 - Merchandising Service	11,052	18,270	Store, Retail	27	3	0.56	0.92	9,403	3	0.06	0.939	1,029	3	0.05	0.933	852
670	01.600.70 - Recreation	124,630	206,020	Health Club, w/Gymnasium	15	3	0.58	0.92	109,813	3	0.06	0.939	11,607	3	0.05	0.933	9,611
675	01.600.75 - Recreation Service	19,577	32,361	Health Club, w/Gymnasium	15	3	0.58	0.92	17,249	3	0.06	0.939	1,823	3	0.05	0.933	1,510
		488,480	807,484						447,711				45,494				173,757
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	3,147	5,203	Data Center	11	3	2.29	0.92	10,949	3	0.06	0.939	293	3	0.05	0.933	243
715	01.700.15 - Central Computer or Telecommunicati	452	747	Data Center	11	3	2.29	0.92	1,571	3	0.06	0.939	42	3	0.05	0.933	35
720	01.700.20 - Shop	32,723	54,093	Maintenance Shop	20	3	0.58	0.92	28,832	3	0.06	0.939	3,048	3	0.05	0.933	2,523
725	01.700.25 - Shop Service	8,589	14,198	Maintenance Shop	20	3	0.58	0.92	7,568	3	0.06	0.939	800	3	0.05	0.933	662
730	01.700.30 - Central Storage	22,466	37,137	Warehouse, Dry	29	3	0.32	0.92	10,921	3	0.06	0.939	2,092	3	0.01	0.933	346
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	302,189	499,535	Garage, Parking	13	3	0.29	0.92	133,131	3	0.06	0.939	28,144	3	0.01	0.933	4,661
745	01.700.45 - Vehicle Storage Service	2,340	3,868	Garage, Service Station	13	3	0.29	0.92	1,031	3	0.06	0.939	218	3	0.01	0.933	36
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		371,905	614,780						194,004				34,637				8,507
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	654	1,081	Medical Clinic	21	3	0.86	0.92	855	3	0.06	0.939	61	3	0.07	0.933	71
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	2,783	4,601	Medical Clinic	21	3	0.86	0.92	3,636	3	0.06	0.939	259	3	0.07	0.933	300
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	507	839	Medical Clinic	21	3	0.86	0.92	663	3	0.06	0.939	47	3	0.07	0.933	55
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**MTSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**				**3**			
870	01.800.70 - Central Supplies	758	1,253	Medical Clinic	21	3	0.86	0.92	991	3	0.06	0.939	71	3	0.07	0.933	82
880	01.800.80 - Public Waiting	616	1,017	Medical Clinic	21	3	0.86	0.92	804	3	0.06	0.939	57	3	0.07	0.933	66
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	363	599	Medical Clinic	21	3	0.86	0.92	474	3	0.06	0.939	34	3	0.07	0.933	39
		5,681	9,391						7,422				529				613
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	218,845	361,762	College Dormitory, 50 Room	7	3	0.69	0.92	229,397	3	0.06	0.939	20,382	3	0.05	0.933	16,876
919	01.900.19 - Toilet or Bath	35,872	59,299	College Dormitory, 50 Room	7	3	0.69	0.92	37,602	3	0.06	0.939	3,341	3	0.05	0.933	2,766
920	01.900.20 - Sleep/Study With Toilet or Bath	46,606	77,043	College Dormitory, 50 Room	7	3	0.69	0.92	48,854	3	0.06	0.939	4,341	3	0.05	0.933	3,594
935	01.900.35 - Sleep/Study Service	25,205	41,665	College Dormitory, 50 Room	7	3	0.69	0.92	26,420	3	0.06	0.939	2,347	3	0.05	0.933	1,944
950	01.900.50 - Apartment	257,855	426,248	College Dormitory, 50 Room	7	3	0.69	0.92	270,288	3	0.06	0.939	24,015	3	0.05	0.933	19,884
955	01.900.55 - Apartment Service	6,681	11,044	College Dormitory, 50 Room	7	3	0.69	0.92	7,003	3	0.06	0.939	622	3	0.05	0.933	515
970	01.900.70 - House	69,006	114,071	College Dormitory, 50 Room	7	3	0.69	0.92	72,333	3	0.06	0.939	6,427	0	-	0.933	-
		660,070	1,091,132						691,898				61,474				45,580
	TOTALS	**3,557,107**	**5,880,093**						**3,268,282**				**331,284**				**373,005**
	Cost / SF by Category	**5,880,093**					**/gsf**		**0.56**		**/gsf**		**0.06**		**/gsf**		**0.06**
		60.49%															
					0												

Summary Data

	MTSU	Cost / SF	Service Level
Gross SF	**5,880,093**		
Total O&M+Util		**9.10**	
O&M Net of			
Energy	1.95	7.15	
Water & Sewer	0.78	8.31	
Subtotal - Energy/Wtr/Sew.	2.73	6.36	
Net of All Utilities	**0.51**	**5.85**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	MTSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	232,946	385,073	College Lecture Classroom	8	3	0.04	0.73	11,198	3	0.06	0.81	18,691	2,967,265	7.71
115	01.100.15 - Classroom Service	10,777	17,815	College Lecture Classroom	8	3	0.04	0.73	518	3	0.06	0.81	865	137,280	7.71
		243,724	402,888						11,716				19,556	3,104,545	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	222,756	368,227	Laboratory, General	18	3	0.04	0.73	10,708	3	0.10	0.81	29,790	5,740,581	15.59
215	01.200.15 - Class Laboratory Service	41,064	67,881	Laboratory, General	18	3	0.04	0.73	1,974	3	0.10	0.81	5,492	1,058,248	15.59
220	01.200.20 - Open Laboratory	92,525	152,949	Laboratory, General	18	3	0.04	0.73	4,448	3	0.10	0.81	12,374	2,384,436	15.59
225	01.200.25 - Open Laboratory Service	11,295	18,672	Laboratory, General	18	3	0.04	0.73	543	3	0.10	0.81	1,511	291,090	15.59
250	01.200.50 - Research/non-class Laboratory	49,244	81,403	Laboratory, General	18	3	0.04	0.73	2,367	3	0.10	0.81	6,586	1,269,059	15.59
255	01.200.55 - Research/non-class Laboratory Service	13,062	21,591	Laboratory, General	18	3	0.04	0.73	628	3	0.10	0.81	1,747	336,606	15.59
		429,946	710,724						20,668				57,498	11,080,020	
	Office Facilities														
310	01.300.10 - Office	429,590	710,136	Office Building, 2 story	23	3	0.04	0.73	20,651	3	0.07	0.81	40,215	5,484,037	7.72
315	01.300.15 - Office Service	112,727	186,343	Office Building, 2 story	23	3	0.04	0.73	5,419	3	0.07	0.81	10,553	1,439,040	7.72
		542,317	896,479						26,070				50,768	6,923,077	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	36,370	60,121	College Lecture Classroom	8	3	0.04	0.73	1,748	3	0.06	0.81	2,918	463,277	7.71
355	01.300.55 - Conference Room Service	901	1,489	College Lecture Classroom	8	3	0.04	0.73	43	3	0.06	0.81	72	11,477	7.71
680	01.600.80 - Meeting Room	49,100	81,166	College Lecture Classroom	8	3	0.04	0.73	2,360	3	0.06	0.81	3,940	625,439	7.71
685	01.600.85 - Meeting Room Service	9,554	15,793	College Lecture Classroom	8	3	0.04	0.73	459	3	0.06	0.81	767	121,700	7.71
		95,925	158,570						4,611				7,697	1,221,893	
	Study Facilities														
410	01.400.10 - Study Room	63,557	105,063	Public Library, 3 story (24/7)	25	3	0.04	0.73	3,055	3	0.09	0.81	7,650	884,934	8.42
420	01.400.20 - Stack	68,309	112,919	Public Library, 3 story (24/7)	25	3	0.04	0.73	3,284	3	0.09	0.81	8,222	951,096	8.42
430	01.400.30 - Open-Stack Study Room	37,258	61,589	Public Library, 3 story (24/7)	25	3	0.04	0.73	1,791	3	0.09	0.81	4,484	518,753	8.42
440	01.400.40 - Processing Room	9,554	15,794	Public Library, 3 story (24/7)	25	3	0.04	0.73	459	3	0.09	0.81	1,150	133,029	8.42
455	01.400.55 - Study Service	745	1,232	Public Library, 3 story (24/7)	25	3	0.04	0.73	36	3	0.09	0.81	90	10,374	8.42
		179,423	296,596						8,625				21,595	2,498,185	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	4,826	7,978	Movie Theater	22	3	0.04	0.73	232	3	0.27	0.81	1,743	88,473	11.09
535	01.500.35 - Media Production Service	1,637	2,706	Movie Theater	22	3	0.04	0.73	79	3	0.27	0.81	591	30,013	11.09
540	01.500.40 - Clinic	2,025	3,347	Office Building, 2 story	23	3	0.04	0.73	97	3	0.07	0.81	190	25,846	7.72
545	01.500.45 - Clinic Service	3,331	5,506	Office Building, 2 story	23	3	0.04	0.73	160	3	0.07	0.81	312	42,521	7.72
550	01.500.50 - Demonstration	22,604	37,366	Day Care Center	12	3	0.04	0.73	1,087	3	0.23	0.81	6,953	300,048	8.03
555	01.500.55 - Demonstration Service	3,145	5,199	Day Care Center	12	3	0.04	0.73	151	3	0.23	0.81	967	41,748	8.03
590	01.500.90 - Other (All Purpose)	2,420	4,001	Office Building, 2 story	23	3	0.04	0.73	116	3	0.07	0.81	227	30,896	7.72
		39,988	66,102						1,922				10,982	559,545	8.46
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	109,787	181,484	Health Club, w/Gymnasium	15	3	0.04	0.73	5,278	3	0.07	0.81	10,277	1,578,549	8.70
523	01.500.23 - Athletic Facilities Spectator Seating	32,537	53,785	Movie Theater	22	3	0.04	0.73	1,564	3	0.27	0.81	11,748	596,484	11.09
525	01.500.25 - Athletic or Physical Education Service	113,106	186,971	Health Club, w/Gymnasium	15	3	0.04	0.73	5,437	3	0.07	0.81	10,588	1,626,274	8.70
		255,430	422,240						12,279				32,614	3,801,307	9.00
	Agriculture & Animal														
560	01.500.60 - Field Building	207,221	342,547	Warehouse, Dry	29	3	0.04	0.73	9,961	3	0.11	0.81	30,483	1,268,058	3.70
570	01.500.70 - Animal Facilities	27,481	45,428	Laboratory, Life Science	19	3	0.04	0.73	1,321	3	0.10	0.81	3,675	1,017,518	22.40

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	MTSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	1,801	2,977	Laboratory, Life Science	19	3	0.04	0.73	87	3	0.10	0.81	241	66,674	22.40
580	01.500.80 - Greenhouse	7,717	12,756	Greenhouse, Research	14	3	0.04	0.73	371	3	1.37	0.81	14,138	108,775	8.53
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		244,219	403,708						11,740				48,537	2,461,026	6.10
	General Use Facilities														
610	01.600.10 - Assembly	82,992	137,191	College Auditorium	6	3	0.04	0.73	3,990	3	0.11	0.81	12,209	1,470,865	10.72
615	01.600.15 - Assembly Service	43,846	72,480	College Auditorium	6	3	0.04	0.73	2,108	3	0.11	0.81	6,450	777,084	10.72
620	01.600.20 - Exhibition	12,896	21,318	College Auditorium	6	3	0.04	0.73	620	3	0.11	0.81	1,897	228,555	10.72
625	01.600.25 - Exhibition Service	724	1,196	College Auditorium	6	3	0.04	0.73	35	3	0.11	0.81	106	12,823	10.72
630	01.600.30 - Food Facility	59,548	98,436	Cafeteria	4	3	0.04	0.73	2,863	3	0.13	0.81	10,353	1,773,622	18.02
635	01.600.35 - Food Facility Service	30,489	50,401	Cafeteria	4	3	0.04	0.73	1,466	3	0.13	0.81	5,301	908,119	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	54,374	89,883	Office Building, 2 story	23	3	0.04	0.73	2,614	3	0.07	0.81	5,090	694,126	7.72
655	01.600.55 - Lounge Service	557	920	Office Building, 2 story	23	3	0.04	0.73	27	3	0.07	0.81	52	7,108	7.72
660	01.600.60 - Merchandising	47,794	79,007	Store, Retail	27	3	0.04	0.73	2,298	3	0.34	0.81	21,732	711,211	9.00
665	01.600.65 - Merchandising Service	11,052	18,270	Store, Retail	27	3	0.04	0.73	531	3	0.34	0.81	5,025	164,466	9.00
670	01.600.70 - Recreation	124,630	206,020	Health Club, w/Gymnasium	15	3	0.04	0.73	5,991	3	0.07	0.81	11,667	1,791,965	8.70
675	01.600.75 - Recreation Service	19,577	32,361	Health Club, w/Gymnasium	15	3	0.04	0.73	941	3	0.07	0.81	1,833	281,479	8.70
		488,480	807,484						23,482				81,714	8,821,421	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	3,147	5,203	Data Center	11	3	0.04	0.73	151	3	0.11	0.81	463	320,736	61.65
715	01.700.15 - Central Computer or Telecommunicati	452	747	Data Center	11	3	0.04	0.73	22	3	0.11	0.81	66	46,031	61.65
720	01.700.20 - Shop	32,723	54,093	Maintenance Shop	20	3	0.04	0.73	1,573	3	0.23	0.81	10,065	430,716	7.96
725	01.700.25 - Shop Service	8,589	14,198	Maintenance Shop	20	3	0.04	0.73	413	3	0.23	0.81	2,642	113,051	7.96
730	01.700.30 - Central Storage	22,466	37,137	Warehouse, Dry	29	3	0.04	0.73	1,080	3	0.11	0.81	3,305	137,475	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	302,189	499,535	Garage, Parking	13	3	0.04	0.73	14,526	3	0.07	0.81	28,289	869,306	1.74
745	01.700.45 - Vehicle Storage Service	2,340	3,868	Garage, Service Station	13	3	0.04	0.73	112	3	0.07	0.81	219	6,731	1.74
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		371,905	614,780						17,878				45,049	1,924,046	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	654	1,081	Medical Clinic	21	3	0.04	0.73	31	3	0.21	0.81	184	18,157	16.79
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	2,783	4,601	Medical Clinic	21	3	0.04	0.73	134	3	0.21	0.81	782	77,252	16.79
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	507	839	Medical Clinic	21	3	0.04	0.73	24	3	0.21	0.81	142	14,081	16.79
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**MTSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	758	1,253	Medical Clinic	21	3	0.04	0.73	36	3	0.21	0.81	213	21,047	16.79
880	01.800.80 - Public Waiting	616	1,017	Medical Clinic	21	3	0.04	0.73	30	3	0.21	0.81	173	17,084	16.79
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	363	599	Medical Clinic	21	3	0.04	0.73	17	3	0.21	0.81	102	10,066	16.79
		5,681	9,391						273				1,595	157,687	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	218,845	361,762	College Dormitory, 50 Room	7	3	0.04	0.73	10,520	3	0.11	0.81	32,193	4,009,015	11.08
919	01.900.19 - Toilet or Bath	35,872	59,299	College Dormitory, 50 Room	7	3	0.04	0.73	1,724	3	0.11	0.81	5,277	657,145	11.08
920	01.900.20 - Sleep/Study With Toilet or Bath	46,606	77,043	College Dormitory, 50 Room	7	3	0.04	0.73	2,240	3	0.11	0.81	6,856	853,780	11.08
935	01.900.35 - Sleep/Study Service	25,205	41,665	College Dormitory, 50 Room	7	3	0.04	0.73	1,212	3	0.11	0.81	3,708	461,728	11.08
950	01.900.50 - Apartment	257,855	426,248	College Dormitory, 50 Room	7	3	0.04	0.73	12,395	3	0.11	0.81	37,932	4,723,635	11.08
955	01.900.55 - Apartment Service	6,681	11,044	College Dormitory, 50 Room	7	3	0.04	0.73	321	3	0.11	0.81	983	122,391	11.08
970	01.900.70 - House	69,006	114,071	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	103,856	0.91
		660,070	1,091,132						28,413				86,949	10,931,550	
	TOTALS	**3,557,107**	**5,880,093**						**167,676**				**464,553**	**53,484,303**	
	Cost / SF by Category	**5,880,093**					**/gsf**		**0.03**		**/gsf**		**0.08**	**9.10**	**/ GSF**
		60.49%											**Adjustments:**		
					0										

Summary Data

	MTSU	Cost / SF	Service Level
Gross SF	**5,880,093**		
Total O&M+Util		**9.10**	
O&M Net of			
Energy	1.95	7.15	
Water & Sewer	0.78	8.31	
Subtotal - Energy/Wtr/Sew.	2.73	6.36	
Net of All Utilities	**0.51**	**5.85**	

Energy:	**(11,463,973)**	
Water/Sewer:	**(4,609,166)**	
Telecom:	**(2,992,287)**	
	34,418,876	
	5.85	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	121,238	200,404	College Lecture Classroom	8	2	1.91	0.724	277,126	2	0.26	0.893	46,530	3	2.37	0.847	402,288
115	01.100.15 - Classroom Service	4,630	7,653	College Lecture Classroom	8	2	1.91	0.724	10,582	2	0.26	0.893	1,777	3	2.37	0.847	15,362
		125,868	208,056						287,708				48,306				417,650
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	117,230	193,777	Laboratory, General	18	2	2.58	0.724	361,960	2	0.26	0.893	44,991	3	6.85	0.847	1,124,285
215	01.200.15 - Class Laboratory Service	16,216	26,804	Laboratory, General	18	2	2.58	0.724	50,068	2	0.26	0.893	6,223	3	6.85	0.847	155,516
220	01.200.20 - Open Laboratory	35,406	58,526	Laboratory, General	18	2	2.58	0.724	109,321	2	0.26	0.893	13,588	3	6.85	0.847	339,563
225	01.200.25 - Open Laboratory Service	725	1,199	Laboratory, General	18	2	2.58	0.724	2,240	2	0.26	0.893	278	3	6.85	0.847	6,957
250	01.200.50 - Research/non-class Laboratory	108,545	179,422	Laboratory, General	18	2	2.58	0.724	335,145	2	0.26	0.893	41,658	3	6.85	0.847	1,040,996
255	01.200.55 - Research/non-class Laboratory Service	6,749	11,156	Laboratory, General	18	2	2.58	0.724	20,838	2	0.26	0.893	2,590	3	6.85	0.847	64,726
		284,871	470,883						879,573				109,330				2,732,042
	Office Facilities																
310	01.300.10 - Office	211,933	350,318	Office Building, 2 story	23	2	2.53	0.724	641,685	2	0.26	0.893	81,337	3	2.54	0.847	753,668
315	01.300.15 - Office Service	31,040	51,308	Office Building, 2 story	23	2	2.53	0.724	93,982	2	0.26	0.893	11,913	3	2.54	0.847	110,383
		242,973	401,626						735,667				93,250				864,051
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	25,848	42,727	College Lecture Classroom	8	2	1.91	0.724	59,084	2	0.26	0.893	9,920	3	2.37	0.847	85,769
355	01.300.55 - Conference Room Service	526	869	College Lecture Classroom	8	2	1.91	0.724	1,202	2	0.26	0.893	202	3	2.37	0.847	1,744
680	01.600.80 - Meeting Room	17,065	28,209	College Lecture Classroom	8	2	1.91	0.724	39,008	2	0.26	0.893	6,549	3	2.37	0.847	56,626
685	01.600.85 - Meeting Room Service	791	1,307	College Lecture Classroom	8	2	1.91	0.724	1,808	2	0.26	0.893	304	3	2.37	0.847	2,625
		44,230	73,112						101,102				16,975				146,764
	Study Facilities																
410	01.400.10 - Study Room	20,111	33,243	Public Library, 3 story (24/7)	25	2	2.34	0.724	56,320	2	0.26	0.893	7,718	3	2.96	0.847	83,345
420	01.400.20 - Stack	21,310	35,225	Public Library, 3 story (24/7)	25	2	2.34	0.724	59,676	2	0.26	0.893	8,178	3	2.96	0.847	88,312
430	01.400.30 - Open-Stack Study Room	47,301	78,187	Public Library, 3 story (24/7)	25	2	2.34	0.724	132,461	2	0.26	0.893	18,153	3	2.96	0.847	196,023
440	01.400.40 - Processing Room	2,718	4,493	Public Library, 3 story (24/7)	25	2	2.34	0.724	7,611	2	0.26	0.893	1,043	3	2.96	0.847	11,264
455	01.400.55 - Study Service	2,206	3,647	Public Library, 3 story (24/7)	25	2	2.34	0.724	6,178	2	0.26	0.893	847	3	2.96	0.847	9,143
		93,646	154,794						262,246				35,940				388,087
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	411	679	Movie Theater	22	2	4.09	0.724	2,011	2	0.26	0.893	158	3	3.74	0.847	2,152
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	340	562	Day Care Center	12	2	2.51	0.724	1,021	2	0.26	0.893	130	3	2.75	0.847	1,309
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	7,760	12,827	Office Building, 2 story	23	2	2.53	0.724	23,496	2	0.26	0.893	2,978	3	2.54	0.847	27,596
		8,511	14,068						26,528				3,266				31,056
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	155,362	256,810	Health Club, w/Gymnasium	15	2	1.77	0.724	329,096	2	0.26	0.893	59,626	3	2.99	0.847	650,378
523	01.500.23 - Athletic Facilities Spectator Seating	27,698	45,783	Movie Theater	22	2	4.09	0.724	135,571	2	0.26	0.893	10,630	3	3.74	0.847	145,031
525	01.500.25 - Athletic or Physical Education Service	26,126	43,186	Health Club, w/Gymnasium	15	2	1.77	0.724	55,342	2	0.26	0.893	10,027	3	2.99	0.847	109,370
		209,186	345,779						520,010				80,283				904,779
	Agriculture & Animal																
560	01.500.60 - Field Building	8,066	13,333	Warehouse, Dry	29	2	0.14	0.724	1,351	2	0.26	0.893	3,096	3	2.40	0.847	27,103
570	01.500.70 - Animal Facilities	6,612	10,929	Laboratory, Life Science	19	2	2.58	0.724	20,415	2	0.26	0.893	2,538	3	14.43	0.847	133,582

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	6,732	11,128	Greenhouse, Research	14	2	0.08	0.724	645	2	0.26	0.893	2,584	3	5.27	0.847	49,671
585	01.500.85 - Greenhouse Service	628	1,038	Greenhouse, Research	14	2	0.08	0.724	60	2	0.26	0.893	241	3	5.27	0.847	4,634
		22,038	36,428						22,471				8,458				214,990
	General Use Facilities																
610	01.600.10 - Assembly	18,694	30,901	College Auditorium	6	2	4.49	0.724	100,452	2	0.26	0.893	7,175	3	3.49	0.847	91,344
615	01.600.15 - Assembly Service	1,835	3,033	College Auditorium	6	2	4.49	0.724	9,859	2	0.26	0.893	704	3	3.49	0.847	8,965
620	01.600.20 - Exhibition	10,402	17,195	College Auditorium	6	2	4.49	0.724	55,896	2	0.26	0.893	3,992	3	3.49	0.847	50,829
625	01.600.25 - Exhibition Service	123	204	College Auditorium	6	2	4.49	0.724	662	2	0.26	0.893	47	3	3.49	0.847	602
630	01.600.30 - Food Facility	25,872	42,766	Cafeteria	4	2	5.59	0.724	173,082	2	0.26	0.893	9,929	3	4.53	0.847	164,091
635	01.600.35 - Food Facility Service	18,666	30,854	Cafeteria	4	2	5.59	0.724	124,872	2	0.26	0.893	7,164	3	4.53	0.847	118,385
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	32,117	53,089	Office Building, 2 story	23	2	2.53	0.724	97,244	2	0.26	0.893	12,326	3	2.54	0.847	114,214
655	01.600.55 - Lounge Service	1,049	1,733	Office Building, 2 story	23	2	2.53	0.724	3,175	2	0.26	0.893	402	3	2.54	0.847	3,729
660	01.600.60 - Merchandising	18,033	29,807	Store, Retail	27	2	2.33	0.724	50,283	2	0.26	0.893	6,921	3	3.74	0.847	94,423
665	01.600.65 - Merchandising Service	6,133	10,138	Store, Retail	27	2	2.33	0.724	17,101	2	0.26	0.893	2,354	3	3.74	0.847	32,114
670	01.600.70 - Recreation	48,325	79,880	Health Club, w/Gymnasium	15	2	1.77	0.724	102,364	2	0.26	0.893	18,546	3	2.99	0.847	202,298
675	01.600.75 - Recreation Service	912	1,508	Health Club, w/Gymnasium	15	2	1.77	0.724	1,932	2	0.26	0.893	350	3	2.99	0.847	3,818
		182,161	301,107						736,923				69,911				884,812
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	5,507	9,104	Data Center	11	2	1.21	0.724	7,975	2	0.26	0.893	2,114	3	17.27	0.847	133,164
715	01.700.15 - Central Computer or Telecommunicati	228	378	Data Center	11	2	1.21	0.724	331	2	0.26	0.893	88	3	17.27	0.847	5,522
720	01.700.20 - Shop	37,591	62,136	Maintenance Shop	20	2	1.51	0.724	67,930	2	0.26	0.893	14,427	3	3.25	0.847	171,046
725	01.700.25 - Shop Service	2,176	3,597	Maintenance Shop	20	2	1.51	0.724	3,932	2	0.26	0.893	835	3	3.25	0.847	9,901
730	01.700.30 - Central Storage	48,443	80,074	Warehouse, Dry	29	2	0.14	0.724	8,116	2	0.26	0.893	18,592	3	2.40	0.847	162,775
735	01.700.35 - Central Storage Service	3,143	5,195	Warehouse, Dry	29	2	0.14	0.724	527	2	0.26	0.893	1,206	3	2.40	0.847	10,561
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	492	813	Post Office	24	2	1.14	0.724	671	2	0.26	0.893	189	3	2.94	0.847	2,025
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	1,478	2,443	Warehouse, HAZMAT	28	2	0.21	0.724	371	2	0.26	0.893	567	3	10.18	0.847	21,065
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		99,058	163,740						89,854				38,017				516,060
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	104	172	Medical Clinic	21	2	8.67	0.724	1,079	2	0.26	0.893	40	3	3.91	0.847	569
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TSU**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		104	172						1,079				40				569
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	166,191	274,709	College Dormitory, 50 Room	7	3	5.15	0.724	1,024,279	2	0.26	0.893	63,782	3	4.77	0.847	1,109,876
919	01.900.19 - Toilet or Bath	19,768	32,676	College Dormitory, 50 Room	7	3	5.15	0.724	121,835	2	0.26	0.893	7,587	3	4.77	0.847	132,017
920	01.900.20 - Sleep/Study With Toilet or Bath	64,639	106,846	College Dormitory, 50 Room	7	3	5.15	0.724	398,385	2	0.26	0.893	24,807	3	4.77	0.847	431,677
935	01.900.35 - Sleep/Study Service	3,413	5,642	College Dormitory, 50 Room	7	3	5.15	0.724	21,035	2	0.26	0.893	1,310	3	4.77	0.847	22,793
950	01.900.50 - Apartment	139,175	230,052	College Dormitory, 50 Room	7	3	5.15	0.724	857,772	2	0.26	0.893	53,414	3	4.77	0.847	929,454
955	01.900.55 - Apartment Service	12,465	20,604	College Dormitory, 50 Room	7	3	5.15	0.724	76,825	2	0.26	0.893	4,784	3	4.77	0.847	83,245
970	01.900.70 - House	3,438	5,683	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		409,089	676,211						2,500,133				155,683				2,709,063
	TOTALS	**1,721,736**	**2,845,978**						**6,163,293**				**659,460**				**9,809,922**
	Cost / SF by Category	**2,845,978**							**2.17**		**/gsf**		**0.23**		**/gsf**		**3.45**
		60.50%															

0 Service Level Offset for =vlookup( )

Summary Data

	TSU	Cost / SF	Service Level
Gross SF	**2,845,978**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.33	8.14	
Water & Sewer	0.89	9.58	
Subtotal - Energy/Wtr/Sew.	3.23	7.25	
Net of All Utilities	**0.55**	**6.69**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	121,238	200,404	College Lecture Classroom	8	3	0.56	0.92	103,136	3	0.06	0.939	11,291	3	0.05	0.933	9,349
115	01.100.15 - Classroom Service	4,630	7,653	College Lecture Classroom	8	3	0.56	0.92	3,938	3	0.06	0.939	431	3	0.05	0.933	357
		125,868	208,056						107,074				11,722				9,706
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	117,230	193,777	Laboratory, General	18	3	0.92	0.92	163,835	3	0.06	0.939	10,917	3	0.05	0.933	9,040
215	01.200.15 - Class Laboratory Service	16,216	26,804	Laboratory, General	18	3	0.92	0.92	22,662	3	0.06	0.939	1,510	3	0.05	0.933	1,250
220	01.200.20 - Open Laboratory	35,406	58,526	Laboratory, General	18	3	0.92	0.92	49,482	3	0.06	0.939	3,297	3	0.05	0.933	2,730
225	01.200.25 - Open Laboratory Service	725	1,199	Laboratory, General	18	3	0.92	0.92	1,014	3	0.06	0.939	68	3	0.05	0.933	56
250	01.200.50 - Research/non-class Laboratory	108,545	179,422	Laboratory, General	18	3	0.92	0.92	151,697	3	0.06	0.939	10,109	3	0.05	0.933	8,370
255	01.200.55 - Research/non-class Laboratory Service	6,749	11,156	Laboratory, General	18	3	0.92	0.92	9,432	3	0.06	0.939	629	3	0.05	0.933	520
		284,871	470,883						398,123				26,530				21,967
	Office Facilities																
310	01.300.10 - Office	211,933	350,318	Office Building, 2 story	23	3	0.54	0.92	173,849	3	0.06	0.939	19,737	3	0.05	0.933	16,342
315	01.300.15 - Office Service	31,040	51,308	Office Building, 2 story	23	3	0.54	0.92	25,462	3	0.06	0.939	2,891	3	0.05	0.933	2,394
		242,973	401,626						199,311				22,628				18,736
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	25,848	42,727	College Lecture Classroom	8	3	0.56	0.92	21,989	3	0.06	0.939	2,407	3	0.05	0.933	1,993
355	01.300.55 - Conference Room Service	526	869	College Lecture Classroom	8	3	0.56	0.92	447	3	0.06	0.939	49	3	0.05	0.933	41
680	01.600.80 - Meeting Room	17,065	28,209	College Lecture Classroom	8	3	0.56	0.92	14,517	3	0.06	0.939	1,589	3	0.05	0.933	1,316
685	01.600.85 - Meeting Room Service	791	1,307	College Lecture Classroom	8	3	0.56	0.92	673	3	0.06	0.939	74	3	0.05	0.933	61
		44,230	73,112						37,626				4,119				3,411
	Study Facilities																
410	01.400.10 - Study Room	20,111	33,243	Public Library, 3 story (24/7)	25	3	0.63	0.92	19,247	3	0.06	0.939	1,873	3	0.05	0.933	1,551
420	01.400.20 - Stack	21,310	35,225	Public Library, 3 story (24/7)	25	3	0.63	0.92	20,394	3	0.06	0.939	1,985	3	0.05	0.933	1,643
430	01.400.30 - Open-Stack Study Room	47,301	78,187	Public Library, 3 story (24/7)	25	3	0.63	0.92	45,268	3	0.06	0.939	4,405	3	0.05	0.933	3,647
440	01.400.40 - Processing Room	2,718	4,493	Public Library, 3 story (24/7)	25	3	0.63	0.92	2,601	3	0.06	0.939	253	3	0.05	0.933	210
455	01.400.55 - Study Service	2,206	3,647	Public Library, 3 story (24/7)	25	3	0.63	0.92	2,111	3	0.06	0.939	205	3	0.05	0.933	170
		93,646	154,794						89,621				8,721				7,221
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	411	679	Movie Theater	22	3	0.58	0.92	362	3	0.06	0.939	38	3	0.05	0.933	32
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	340	562	Day Care Center	12	3	0.68	0.92	351	3	0.06	0.939	32	3	0.05	0.933	26
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	7,760	12,827	Office Building, 2 story	23	3	0.54	0.92	6,366	3	0.06	0.939	723	3	0.05	0.933	598
		8,511	14,068						7,079				793				656
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	155,362	256,810	Health Club, w/Gymnasium	15	3	0.58	0.92	136,885	3	0.06	0.939	14,469	3	0.05	0.933	11,980
523	01.500.23 - Athletic Facilities Spectator Seating	27,698	45,783	Movie Theater	22	3	0.58	0.92	24,403	3	0.06	0.939	2,579	3	0.05	0.933	2,136
525	01.500.25 - Athletic or Physical Education Service	26,126	43,186	Health Club, w/Gymnasium	15	3	0.58	0.92	23,019	3	0.06	0.939	2,433	3	0.05	0.933	2,015
		209,186	345,779						184,307				19,481				16,131
	Agriculture & Animal																
560	01.500.60 - Field Building	8,066	13,333	Warehouse, Dry	29	3	0.32	0.92	3,921	3	0.06	0.939	751	3	0.01	0.933	124
570	01.500.70 - Animal Facilities	6,612	10,929	Laboratory, Life Science	19	3	1.10	0.92	11,049	3	0.06	0.939	616	3	0.05	0.933	510

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	6,732	11,128	Greenhouse, Research	14	3	0.63	0.92	6,443	3	0.06	0.939	627	3	0.11	0.933	1,142
585	01.500.85 - Greenhouse Service	628	1,038	Greenhouse, Research	14	3	0.63	0.92	601	3	0.06	0.939	58	3	0.11	0.933	107
		22,038	36,428						22,013				2,052				1,883
	General Use Facilities																
610	01.600.10 - Assembly	18,694	30,901	College Auditorium	6	3	0.48	0.92	13,631	3	0.06	0.939	1,741	3	0.05	0.933	1,442
615	01.600.15 - Assembly Service	1,835	3,033	College Auditorium	6	3	0.48	0.92	1,338	3	0.06	0.939	171	3	0.05	0.933	141
620	01.600.20 - Exhibition	10,402	17,195	College Auditorium	6	3	0.48	0.92	7,585	3	0.06	0.939	969	3	0.05	0.933	802
625	01.600.25 - Exhibition Service	123	204	College Auditorium	6	3	0.48	0.92	90	3	0.06	0.939	11	3	0.05	0.933	10
630	01.600.30 - Food Facility	25,872	42,766	Cafeteria	4	3	0.90	0.92	35,372	3	0.06	0.939	2,409	3	1.03	0.933	41,098
635	01.600.35 - Food Facility Service	18,666	30,854	Cafeteria	4	3	0.90	0.92	25,520	3	0.06	0.939	1,738	3	1.03	0.933	29,651
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	32,117	53,089	Office Building, 2 story	23	3	0.54	0.92	26,346	3	0.06	0.939	2,991	3	0.05	0.933	2,477
655	01.600.55 - Lounge Service	1,049	1,733	Office Building, 2 story	23	3	0.54	0.92	860	3	0.06	0.939	98	3	0.05	0.933	81
660	01.600.60 - Merchandising	18,033	29,807	Store, Retail	27	3	0.56	0.92	15,340	3	0.06	0.939	1,679	3	0.05	0.933	1,391
665	01.600.65 - Merchandising Service	6,133	10,138	Store, Retail	27	3	0.56	0.92	5,217	3	0.06	0.939	571	3	0.05	0.933	473
670	01.600.70 - Recreation	48,325	79,880	Health Club, w/Gymnasium	15	3	0.58	0.92	42,578	3	0.06	0.939	4,500	3	0.05	0.933	3,726
675	01.600.75 - Recreation Service	912	1,508	Health Club, w/Gymnasium	15	3	0.58	0.92	804	3	0.06	0.939	85	3	0.05	0.933	70
		182,161	301,107						174,680				16,964				81,361
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	5,507	9,104	Data Center	11	3	2.29	0.92	19,159	3	0.06	0.939	513	3	0.05	0.933	425
715	01.700.15 - Central Computer or Telecommunicati	228	378	Data Center	11	3	2.29	0.92	794	3	0.06	0.939	21	3	0.05	0.933	18
720	01.700.20 - Shop	37,591	62,136	Maintenance Shop	20	3	0.58	0.92	33,120	3	0.06	0.939	3,501	3	0.05	0.933	2,899
725	01.700.25 - Shop Service	2,176	3,597	Maintenance Shop	20	3	0.58	0.92	1,917	3	0.06	0.939	203	3	0.05	0.933	168
730	01.700.30 - Central Storage	48,443	80,074	Warehouse, Dry	29	3	0.32	0.92	23,548	3	0.06	0.939	4,511	3	0.01	0.933	747
735	01.700.35 - Central Storage Service	3,143	5,195	Warehouse, Dry	29	3	0.32	0.92	1,528	3	0.06	0.939	293	3	0.01	0.933	48
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	492	813	Post Office	24	3	0.40	0.92	299	3	0.06	0.939	46	3	0.05	0.933	38
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	1,478	2,443	Warehouse, HAZMAT	28	3	0.74	0.92	1,661	3	0.06	0.939	138	3	0.01	0.933	23
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		99,058	163,740						82,027				9,225				4,365
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	104	172	Medical Clinic	21	3	0.86	0.92	136	3	0.06	0.939	10	3	0.07	0.933	11
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		104	172						136				10				11
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	166,191	274,709	College Dormitory, 50 Room	7	3	0.69	0.92	174,196	3	0.06	0.939	15,477	3	0.05	0.933	12,815
919	01.900.19 - Toilet or Bath	19,768	32,676	College Dormitory, 50 Room	7	3	0.69	0.92	20,720	3	0.06	0.939	1,841	3	0.05	0.933	1,524
920	01.900.20 - Sleep/Study With Toilet or Bath	64,639	106,846	College Dormitory, 50 Room	7	3	0.69	0.92	67,752	3	0.06	0.939	6,020	3	0.05	0.933	4,984
935	01.900.35 - Sleep/Study Service	3,413	5,642	College Dormitory, 50 Room	7	3	0.69	0.92	3,577	3	0.06	0.939	318	3	0.05	0.933	263
950	01.900.50 - Apartment	139,175	230,052	College Dormitory, 50 Room	7	3	0.69	0.92	145,878	3	0.06	0.939	12,961	3	0.05	0.933	10,732
955	01.900.55 - Apartment Service	12,465	20,604	College Dormitory, 50 Room	7	3	0.69	0.92	13,065	3	0.06	0.939	1,161	3	0.05	0.933	961
970	01.900.70 - House	3,438	5,683	College Dormitory, 50 Room	7	3	0.69	0.92	3,604	3	0.06	0.939	320	0	-	0.933	-
		409,089	676,211						428,792				38,098				31,280
	TOTALS	**1,721,736**	**2,845,978**						**1,730,789**				**160,342**				**196,727**
	Cost / SF by Category	**2,845,978**					**/gsf**		**0.61**		**/gsf**		**0.06**		**/gsf**		**0.07**
		60.50%															
					0												

Summary Data

	TSU	Cost / SF	Service Level
Gross SF	**2,845,978**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.33	8.14	
Water & Sewer	0.89	9.58	
Subtotal - Energy/Wtr/Sew.	3.23	7.25	
Net of All Utilities	**0.55**	**6.69**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	121,238	200,404	College Lecture Classroom	8	3	0.04	0.73	5,828	3	0.06	0.81	9,728	1,544,254	7.71
115	01.100.15 - Classroom Service	4,630	7,653	College Lecture Classroom	8	3	0.04	0.73	223	3	0.06	0.81	371	58,968	7.71
		125,868	208,056						6,050				10,099	1,603,222	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	117,230	193,777	Laboratory, General	18	3	0.04	0.73	5,635	3	0.10	0.81	15,677	3,020,940	15.59
215	01.200.15 - Class Laboratory Service	16,216	26,804	Laboratory, General	18	3	0.04	0.73	779	3	0.10	0.81	2,168	417,870	15.59
220	01.200.20 - Open Laboratory	35,406	58,526	Laboratory, General	18	3	0.04	0.73	1,702	3	0.10	0.81	4,735	912,401	15.59
225	01.200.25 - Open Laboratory Service	725	1,199	Laboratory, General	18	3	0.04	0.73	35	3	0.10	0.81	97	18,694	15.59
250	01.200.50 - Research/non-class Laboratory	108,545	179,422	Laboratory, General	18	3	0.04	0.73	5,218	3	0.10	0.81	14,515	2,797,143	15.59
255	01.200.55 - Research/non-class Laboratory Service	6,749	11,156	Laboratory, General	18	3	0.04	0.73	324	3	0.10	0.81	903	173,917	15.59
		284,871	470,883						13,693				38,094	7,340,964	
	Office Facilities														
310	01.300.10 - Office	211,933	350,318	Office Building, 2 story	23	3	0.04	0.73	10,187	3	0.07	0.81	19,839	2,705,341	7.72
315	01.300.15 - Office Service	31,040	51,308	Office Building, 2 story	23	3	0.04	0.73	1,492	3	0.07	0.81	2,906	396,227	7.72
		242,973	401,626						11,679				22,744	3,101,568	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	25,848	42,727	College Lecture Classroom	8	3	0.04	0.73	1,242	3	0.06	0.81	2,074	329,240	7.71
355	01.300.55 - Conference Room Service	526	869	College Lecture Classroom	8	3	0.04	0.73	25	3	0.06	0.81	42	6,696	7.71
680	01.600.80 - Meeting Room	17,065	28,209	College Lecture Classroom	8	3	0.04	0.73	820	3	0.06	0.81	1,369	217,367	7.71
685	01.600.85 - Meeting Room Service	791	1,307	College Lecture Classroom	8	3	0.04	0.73	38	3	0.06	0.81	63	10,075	7.71
		44,230	73,112						2,126				3,549	563,378	
	Study Facilities														
410	01.400.10 - Study Room	20,111	33,243	Public Library, 3 story (24/7)	25	3	0.04	0.73	967	3	0.09	0.81	2,420	280,005	8.42
420	01.400.20 - Stack	21,310	35,225	Public Library, 3 story (24/7)	25	3	0.04	0.73	1,024	3	0.09	0.81	2,565	296,691	8.42
430	01.400.30 - Open-Stack Study Room	47,301	78,187	Public Library, 3 story (24/7)	25	3	0.04	0.73	2,274	3	0.09	0.81	5,693	658,554	8.42
440	01.400.40 - Processing Room	2,718	4,493	Public Library, 3 story (24/7)	25	3	0.04	0.73	131	3	0.09	0.81	327	37,842	8.42
455	01.400.55 - Study Service	2,206	3,647	Public Library, 3 story (24/7)	25	3	0.04	0.73	106	3	0.09	0.81	266	30,715	8.42
		93,646	154,794						4,501				11,271	1,303,808	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	411	679	Movie Theater	22	3	0.04	0.73	20	3	0.27	0.81	148	7,532	11.09
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	340	562	Day Care Center	12	3	0.04	0.73	16	3	0.23	0.81	105	4,513	8.03
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	7,760	12,827	Office Building, 2 story	23	3	0.04	0.73	373	3	0.07	0.81	726	99,057	7.72
		8,511	14,068						409				979	111,103	7.90
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	155,362	256,810	Health Club, w/Gymnasium	15	3	0.04	0.73	7,468	3	0.07	0.81	14,543	2,233,734	8.70
523	01.500.23 - Athletic Facilities Spectator Seating	27,698	45,783	Movie Theater	22	3	0.04	0.73	1,331	3	0.27	0.81	10,000	507,738	11.09
525	01.500.25 - Athletic or Physical Education Service	26,126	43,186	Health Club, w/Gymnasium	15	3	0.04	0.73	1,256	3	0.07	0.81	2,446	375,634	8.70
		209,186	345,779						10,055				26,989	3,117,106	9.01
	Agriculture & Animal														
560	01.500.60 - Field Building	8,066	13,333	Warehouse, Dry	29	3	0.04	0.73	388	3	0.11	0.81	1,186	49,356	3.70
570	01.500.70 - Animal Facilities	6,612	10,929	Laboratory, Life Science	19	3	0.04	0.73	318	3	0.10	0.81	884	244,804	22.40

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	6,732	11,128	Greenhouse, Research	14	3	0.04	0.73	324	3	1.37	0.81	12,333	94,890	8.53
585	01.500.85 - Greenhouse Service	628	1,038	Greenhouse, Research	14	3	0.04	0.73	30	3	1.37	0.81	1,151	8,852	8.53
		22,038	36,428						1,059				15,554	397,902	10.92
	General Use Facilities														
610	01.600.10 - Assembly	18,694	30,901	College Auditorium	6	3	0.04	0.73	899	3	0.11	0.81	2,750	331,299	10.72
615	01.600.15 - Assembly Service	1,835	3,033	College Auditorium	6	3	0.04	0.73	88	3	0.11	0.81	270	32,516	10.72
620	01.600.20 - Exhibition	10,402	17,195	College Auditorium	6	3	0.04	0.73	500	3	0.11	0.81	1,530	184,352	10.72
625	01.600.25 - Exhibition Service	123	204	College Auditorium	6	3	0.04	0.73	6	3	0.11	0.81	18	2,185	10.72
630	01.600.30 - Food Facility	25,872	42,766	Cafeteria	4	3	0.04	0.73	1,244	3	0.13	0.81	4,498	770,563	18.02
635	01.600.35 - Food Facility Service	18,666	30,854	Cafeteria	4	3	0.04	0.73	897	3	0.13	0.81	3,245	555,930	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	32,117	53,089	Office Building, 2 story	23	3	0.04	0.73	1,544	3	0.07	0.81	3,006	409,980	7.72
655	01.600.55 - Lounge Service	1,049	1,733	Office Building, 2 story	23	3	0.04	0.73	50	3	0.07	0.81	98	13,384	7.72
660	01.600.60 - Merchandising	18,033	29,807	Store, Retail	27	3	0.04	0.73	867	3	0.34	0.81	8,199	268,322	9.00
665	01.600.65 - Merchandising Service	6,133	10,138	Store, Retail	27	3	0.04	0.73	295	3	0.34	0.81	2,788	91,258	9.00
670	01.600.70 - Recreation	48,325	79,880	Health Club, w/Gymnasium	15	3	0.04	0.73	2,323	3	0.07	0.81	4,524	694,796	8.70
675	01.600.75 - Recreation Service	912	1,508	Health Club, w/Gymnasium	15	3	0.04	0.73	44	3	0.07	0.81	85	13,112	8.70
		182,161	301,107						8,756				31,012	3,367,699	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	5,507	9,104	Data Center	11	3	0.04	0.73	265	3	0.11	0.81	810	561,217	61.65
715	01.700.15 - Central Computer or Telecommunicati	228	378	Data Center	11	3	0.04	0.73	11	3	0.11	0.81	34	23,273	61.65
720	01.700.20 - Shop	37,591	62,136	Maintenance Shop	20	3	0.04	0.73	1,807	3	0.23	0.81	11,562	494,765	7.96
725	01.700.25 - Shop Service	2,176	3,597	Maintenance Shop	20	3	0.04	0.73	105	3	0.23	0.81	669	28,640	7.96
730	01.700.30 - Central Storage	48,443	80,074	Warehouse, Dry	29	3	0.04	0.73	2,329	3	0.11	0.81	7,126	296,423	3.70
735	01.700.35 - Central Storage Service	3,143	5,195	Warehouse, Dry	29	3	0.04	0.73	151	3	0.11	0.81	462	19,232	3.70
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	492	813	Post Office	24	3	0.04	0.73	24	3	0.21	0.81	138	6,125	7.53
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	1,478	2,443	Warehouse, HAZMAT	28	3	0.04	0.73	71	3	0.75	0.81	1,482	28,446	11.64
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		99,058	163,740						4,762				22,283	1,458,120	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	104	172	Medical Clinic	21	3	0.04	0.73	5	3	0.21	0.81	29	2,887	16.79
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TSU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		104	172						5				29	2,887	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	166,191	274,709	College Dormitory, 50 Room	7	3	0.04	0.73	7,989	3	0.11	0.81	24,446	3,044,295	11.08
919	01.900.19 - Toilet or Bath	19,768	32,676	College Dormitory, 50 Room	7	3	0.04	0.73	950	3	0.11	0.81	2,908	362,111	11.08
920	01.900.20 - Sleep/Study With Toilet or Bath	64,639	106,846	College Dormitory, 50 Room	7	3	0.04	0.73	3,107	3	0.11	0.81	9,508	1,184,054	11.08
935	01.900.35 - Sleep/Study Service	3,413	5,642	College Dormitory, 50 Room	7	3	0.04	0.73	164	3	0.11	0.81	502	62,520	11.08
950	01.900.50 - Apartment	139,175	230,052	College Dormitory, 50 Room	7	3	0.04	0.73	6,690	3	0.11	0.81	20,472	2,549,415	11.08
955	01.900.55 - Apartment Service	12,465	20,604	College Dormitory, 50 Room	7	3	0.04	0.73	599	3	0.11	0.81	1,834	228,335	11.08
970	01.900.70 - House	3,438	5,683	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	5,174	0.91
		409,089	676,211						19,499				59,670	7,435,904	
	TOTALS	**1,721,736**	**2,845,978**						**82,596**				**242,274**	**29,803,661**	
	Cost / SF by Category	**2,845,978**					**/gsf**		**0.03**		**/gsf**		**0.09**	**10.47**	**/ GSF**
		60.50%											**Adjustments:**		
					0										
													Energy:	**(6,641,330)**	
													Water/Sewer:	**(2,542,603)**	
													Telecom:	**(1,574,325)**	
														19,045,404	
														6.69	**/ GSF**

Summary Data

	TSU	Cost / SF	Service Level
Gross SF	**2,845,978**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.33	8.14	
Water & Sewer	0.89	9.58	
Subtotal - Energy/Wtr/Sew.	3.23	7.25	
Net of All Utilities	**0.55**	**6.69**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	181,863	258,881	College Lecture Classroom	8	2	1.91	0.724	357,992	2	0.26	0.893	60,107	3	2.37	0.847	519,676
115	01.100.15 - Classroom Service	10,323	14,695	College Lecture Classroom	8	2	1.91	0.724	20,320	2	0.26	0.893	3,412	3	2.37	0.847	29,498
		192,186	273,576						378,312				63,519				549,174
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	193,626	275,626	Laboratory, General	18	2	2.58	0.724	514,847	2	0.26	0.893	63,995	3	6.85	0.847	1,599,168
215	01.200.15 - Class Laboratory Service	23,090	32,869	Laboratory, General	18	2	2.58	0.724	61,396	2	0.26	0.893	7,631	3	6.85	0.847	190,702
220	01.200.20 - Open Laboratory	26,945	38,356	Laboratory, General	18	2	2.58	0.724	71,646	2	0.26	0.893	8,906	3	6.85	0.847	222,540
225	01.200.25 - Open Laboratory Service	4,153	5,912	Laboratory, General	18	2	2.58	0.724	11,043	2	0.26	0.893	1,373	3	6.85	0.847	34,300
250	01.200.50 - Research/non-class Laboratory	62,022	88,288	Laboratory, General	18	2	2.58	0.724	164,915	2	0.26	0.893	20,499	3	6.85	0.847	512,243
255	01.200.55 - Research/non-class Laboratory Service	12,117	17,249	Laboratory, General	18	2	2.58	0.724	32,219	2	0.26	0.893	4,005	3	6.85	0.847	100,075
		321,953	458,299						856,066				106,408				2,659,028
	Office Facilities																
310	01.300.10 - Office	253,082	360,261	Office Building, 2 story	23	2	2.53	0.724	659,898	2	0.26	0.893	83,645	3	2.54	0.847	775,059
315	01.300.15 - Office Service	48,684	69,302	Office Building, 2 story	23	2	2.53	0.724	126,941	2	0.26	0.893	16,090	3	2.54	0.847	149,094
		301,766	429,563						786,839				99,736				924,153
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	20,336	28,948	College Lecture Classroom	8	2	1.91	0.724	40,031	2	0.26	0.893	6,721	3	2.37	0.847	58,110
355	01.300.55 - Conference Room Service	692	985	College Lecture Classroom	8	2	1.91	0.724	1,362	2	0.26	0.893	229	3	2.37	0.847	1,977
680	01.600.80 - Meeting Room	25,593	36,432	College Lecture Classroom	8	2	1.91	0.724	50,379	2	0.26	0.893	8,459	3	2.37	0.847	73,132
685	01.600.85 - Meeting Room Service	816	1,162	College Lecture Classroom	8	2	1.91	0.724	1,606	2	0.26	0.893	270	3	2.37	0.847	2,332
		47,437	67,526						93,378				15,678				135,552
	Study Facilities																
410	01.400.10 - Study Room	47,504	67,622	Public Library, 3 story (24/7)	25	2	2.34	0.724	114,562	2	0.26	0.893	15,700	3	2.96	0.847	169,536
420	01.400.20 - Stack	2,515	3,580	Public Library, 3 story (24/7)	25	2	2.34	0.724	6,065	2	0.26	0.893	831	3	2.96	0.847	8,976
430	01.400.30 - Open-Stack Study Room	40,395	57,502	Public Library, 3 story (24/7)	25	2	2.34	0.724	97,418	2	0.26	0.893	13,351	3	2.96	0.847	144,165
440	01.400.40 - Processing Room	6,050	8,612	Public Library, 3 story (24/7)	25	2	2.34	0.724	14,590	2	0.26	0.893	2,000	3	2.96	0.847	21,592
455	01.400.55 - Study Service	350	498	Public Library, 3 story (24/7)	25	2	2.34	0.724	844	2	0.26	0.893	116	3	2.96	0.847	1,249
		96,814	137,814						233,480				31,998				345,517
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	3,656	5,204	Warehouse, Temp Controlled	30	2	0.12	0.724	452	2	0.26	0.893	1,208	3	3.50	0.847	15,428
530	01.500.30 - Media Production	9,862	14,039	Movie Theater	22	2	4.09	0.724	41,570	2	0.26	0.893	3,259	3	3.74	0.847	44,471
535	01.500.35 - Media Production Service	2,555	3,637	Movie Theater	22	2	4.09	0.724	10,770	2	0.26	0.893	844	3	3.74	0.847	11,521
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	72	102	Office Building, 2 story	23	2	2.53	0.724	188	2	0.26	0.893	24	3	2.54	0.847	220
		16,145	22,982						52,980				5,336				71,641
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	127,015	180,805	Health Club, w/Gymnasium	15	2	1.77	0.724	231,699	2	0.26	0.893	41,979	3	2.99	0.847	457,895
523	01.500.23 - Athletic Facilities Spectator Seating	123,836	176,280	Movie Theater	22	2	4.09	0.724	521,994	2	0.26	0.893	40,929	3	3.74	0.847	558,417
525	01.500.25 - Athletic or Physical Education Service	40,180	57,196	Health Club, w/Gymnasium	15	2	1.77	0.724	73,296	2	0.26	0.893	13,280	3	2.99	0.847	144,851
		291,031	414,282						826,988				96,188				1,161,163
	Agriculture & Animal																
560	01.500.60 - Field Building	16,853	23,990	Warehouse, Dry	29	2	0.14	0.724	2,432	2	0.26	0.893	5,570	3	2.40	0.847	48,767
570	01.500.70 - Animal Facilities	11,948	17,008	Laboratory, Life Science	19	2	2.58	0.724	31,769	2	0.26	0.893	3,949	3	14.43	0.847	207,875

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	9,416	13,404	Laboratory, Life Science	19	2	2.58	0.724	25,037	2	0.26	0.893	3,112	3	14.43	0.847	163,822
580	01.500.80 - Greenhouse	2,610	3,715	Greenhouse, Research	14	2	0.08	0.724	215	2	0.26	0.893	863	3	5.27	0.847	16,584
585	01.500.85 - Greenhouse Service	2,398	3,414	Greenhouse, Research	14	2	0.08	0.724	198	2	0.26	0.893	793	3	5.27	0.847	15,237
		43,225	61,531						59,651				14,286				452,285
	General Use Facilities																
610	01.600.10 - Assembly	90,038	128,169	College Auditorium	6	2	4.49	0.724	416,646	2	0.26	0.893	29,758	3	3.49	0.847	378,871
615	01.600.15 - Assembly Service	57,724	82,170	College Auditorium	6	2	4.49	0.724	267,115	2	0.26	0.893	19,078	3	3.49	0.847	242,897
620	01.600.20 - Exhibition	9,992	14,224	College Auditorium	6	2	4.49	0.724	46,237	2	0.26	0.893	3,302	3	3.49	0.847	42,045
625	01.600.25 - Exhibition Service	1,297	1,846	College Auditorium	6	2	4.49	0.724	6,002	2	0.26	0.893	429	3	3.49	0.847	5,458
630	01.600.30 - Food Facility	36,658	52,183	Cafeteria	4	2	5.59	0.724	211,191	2	0.26	0.893	12,116	3	4.53	0.847	200,220
635	01.600.35 - Food Facility Service	16,643	23,691	Cafeteria	4	2	5.59	0.724	95,882	2	0.26	0.893	5,501	3	4.53	0.847	90,901
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	32,096	45,689	Office Building, 2 story	23	2	2.53	0.724	83,689	2	0.26	0.893	10,608	3	2.54	0.847	98,293
655	01.600.55 - Lounge Service	703	1,001	Office Building, 2 story	23	2	2.53	0.724	1,833	2	0.26	0.893	232	3	2.54	0.847	2,153
660	01.600.60 - Merchandising	20,473	29,143	Store, Retail	27	2	2.33	0.724	49,162	2	0.26	0.893	6,766	3	3.74	0.847	92,319
665	01.600.65 - Merchandising Service	4,282	6,095	Store, Retail	27	2	2.33	0.724	10,282	2	0.26	0.893	1,415	3	3.74	0.847	19,309
670	01.600.70 - Recreation	7,399	10,532	Health Club, w/Gymnasium	15	2	1.77	0.724	13,497	2	0.26	0.893	2,445	3	2.99	0.847	26,674
675	01.600.75 - Recreation Service	1,137	1,619	Health Club, w/Gymnasium	15	2	1.77	0.724	2,074	2	0.26	0.893	376	3	2.99	0.847	4,099
		278,442	396,361						1,203,611				92,027				1,203,239
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	3,961	5,638	Data Center	11	2	1.21	0.724	4,940	2	0.26	0.893	1,309	3	17.27	0.847	82,478
715	01.700.15 - Central Computer or Telecommunicati	757	1,078	Data Center	11	2	1.21	0.724	944	2	0.26	0.893	250	3	17.27	0.847	15,763
720	01.700.20 - Shop	23,027	32,779	Maintenance Shop	20	2	1.51	0.724	35,835	2	0.26	0.893	7,611	3	3.25	0.847	90,232
725	01.700.25 - Shop Service	5,137	7,313	Maintenance Shop	20	2	1.51	0.724	7,994	2	0.26	0.893	1,698	3	3.25	0.847	20,129
730	01.700.30 - Central Storage	36,074	51,351	Warehouse, Dry	29	2	0.14	0.724	5,205	2	0.26	0.893	11,923	3	2.40	0.847	104,387
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	1,802	2,565	Garage, Parking	13	3	0.09	0.724	167	3	0.13	0.893	298	3	0.84	0.847	1,825
745	01.700.45 - Vehicle Storage Service	3,680	5,238	Garage, Service Station	13	3	0.09	0.724	341	3	0.13	0.893	608	3	0.84	0.847	3,727
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	558	794	Warehouse, Dry	29	2	0.14	0.724	81	2	0.26	0.893	184	3	2.40	0.847	1,615
		74,996	106,757						55,507				23,881				320,155
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	477	679	Medical Clinic	21	2	8.67	0.724	4,262	2	0.26	0.893	158	3	3.91	0.847	2,249
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	84	120	Medical Clinic	21	2	8.67	0.724	751	2	0.26	0.893	28	3	3.91	0.847	396
830	01.800.30 - Nurse Station	208	296	Medical Clinic	21	2	8.67	0.724	1,859	2	0.26	0.893	69	3	3.91	0.847	981
835	01.800.35 - Nurse Station Service	98	140	Medical Clinic	21	2	8.67	0.724	876	2	0.26	0.893	32	3	3.91	0.847	462
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	1,122	1,597	Medical Clinic	21	2	8.67	0.724	10,026	2	0.26	0.893	371	3	3.91	0.847	5,289
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	138	196	Medical Clinic	21	2	8.67	0.724	1,233	2	0.26	0.893	46	3	3.91	0.847	651
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	281	400	Medical Clinic	21	2	8.67	0.724	2,511	2	0.26	0.893	93	3	3.91	0.847	1,325
880	01.800.80 - Public Waiting	467	665	Medical Clinic	21	2	8.67	0.724	4,173	2	0.26	0.893	154	3	3.91	0.847	2,202
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	112	159	Medical Clinic	21	2	8.67	0.724	1,001	2	0.26	0.893	37	3	3.91	0.847	528
		2,987	4,252						26,690				987				14,082
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	163,720	233,055	College Dormitory, 50 Room	7	3	5.15	0.724	868,969	2	0.26	0.893	54,111	3	4.77	0.847	941,586
919	01.900.19 - Toilet or Bath	23,376	33,276	College Dormitory, 50 Room	7	3	5.15	0.724	124,072	2	0.26	0.893	7,726	3	4.77	0.847	134,440
920	01.900.20 - Sleep/Study With Toilet or Bath	111,832	159,193	College Dormitory, 50 Room	7	3	5.15	0.724	593,565	2	0.26	0.893	36,961	3	4.77	0.847	643,168
935	01.900.35 - Sleep/Study Service	21,991	31,304	College Dormitory, 50 Room	7	3	5.15	0.724	116,721	2	0.26	0.893	7,268	3	4.77	0.847	126,475
950	01.900.50 - Apartment	162,968	231,984	College Dormitory, 50 Room	7	3	5.15	0.724	864,977	2	0.26	0.893	53,862	3	4.77	0.847	937,261
955	01.900.55 - Apartment Service	884	1,258	College Dormitory, 50 Room	7	3	5.15	0.724	4,692	2	0.26	0.893	292	3	4.77	0.847	5,084
970	01.900.70 - House	17,524	24,945	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		502,295	715,015						2,572,995				160,220				2,788,014
	TOTALS	**2,169,277**	**3,087,959**						**7,146,497**				**710,265**				**10,624,004**
	Cost / SF by Category	**3,087,959**							**2.31**		**/gsf**		**0.23**		**/gsf**		**3.44**
		70.25%															

0 Service Level Offset for =vlookup( )

Summary Data

	TTU	Cost / SF	Service Level
Gross SF	**3,087,959**		
Total O&M+Util		**10.55**	
O&M Net of			
Energy	2.26	8.29	
Water & Sewer	0.92	9.63	
Subtotal - Energy/Wtr/Sew.	3.19	7.37	
Net of All Utilities	**0.54**	**6.83**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	181,863	258,881	College Lecture Classroom	8	3	0.56	0.92	133,231	3	0.06	0.939	14,585	3	0.05	0.933	12,077
115	01.100.15 - Classroom Service	10,323	14,695	College Lecture Classroom	8	3	0.56	0.92	7,563	3	0.06	0.939	828	3	0.05	0.933	686
		192,186	273,576						140,793				15,413				12,762
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	193,626	275,626	Laboratory, General	18	3	0.92	0.92	233,036	3	0.06	0.939	15,529	3	0.05	0.933	12,858
215	01.200.15 - Class Laboratory Service	23,090	32,869	Laboratory, General	18	3	0.92	0.92	27,790	3	0.06	0.939	1,852	3	0.05	0.933	1,533
220	01.200.20 - Open Laboratory	26,945	38,356	Laboratory, General	18	3	0.92	0.92	32,429	3	0.06	0.939	2,161	3	0.05	0.933	1,789
225	01.200.25 - Open Laboratory Service	4,153	5,912	Laboratory, General	18	3	0.92	0.92	4,998	3	0.06	0.939	333	3	0.05	0.933	276
250	01.200.50 - Research/non-class Laboratory	62,022	88,288	Laboratory, General	18	3	0.92	0.92	74,646	3	0.06	0.939	4,974	3	0.05	0.933	4,119
255	01.200.55 - Research/non-class Laboratory Service	12,117	17,249	Laboratory, General	18	3	0.92	0.92	14,583	3	0.06	0.939	972	3	0.05	0.933	805
		321,953	458,299						387,483				25,821				21,380
	Office Facilities																
310	01.300.10 - Office	253,082	360,261	Office Building, 2 story	23	3	0.54	0.92	178,783	3	0.06	0.939	20,297	3	0.05	0.933	16,806
315	01.300.15 - Office Service	48,684	69,302	Office Building, 2 story	23	3	0.54	0.92	34,392	3	0.06	0.939	3,904	3	0.05	0.933	3,233
		301,766	429,563						213,175				24,202				20,039
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	20,336	28,948	College Lecture Classroom	8	3	0.56	0.92	14,898	3	0.06	0.939	1,631	3	0.05	0.933	1,350
355	01.300.55 - Conference Room Service	692	985	College Lecture Classroom	8	3	0.56	0.92	507	3	0.06	0.939	55	3	0.05	0.933	46
680	01.600.80 - Meeting Room	25,593	36,432	College Lecture Classroom	8	3	0.56	0.92	18,749	3	0.06	0.939	2,053	3	0.05	0.933	1,700
685	01.600.85 - Meeting Room Service	816	1,162	College Lecture Classroom	8	3	0.56	0.92	598	3	0.06	0.939	65	3	0.05	0.933	54
		47,437	67,526						34,752				3,804				3,150
	Study Facilities																
410	01.400.10 - Study Room	47,504	67,622	Public Library, 3 story (24/7)	25	3	0.63	0.92	39,151	3	0.06	0.939	3,810	3	0.05	0.933	3,155
420	01.400.20 - Stack	2,515	3,580	Public Library, 3 story (24/7)	25	3	0.63	0.92	2,073	3	0.06	0.939	202	3	0.05	0.933	167
430	01.400.30 - Open-Stack Study Room	40,395	57,502	Public Library, 3 story (24/7)	25	3	0.63	0.92	33,292	3	0.06	0.939	3,240	3	0.05	0.933	2,682
440	01.400.40 - Processing Room	6,050	8,612	Public Library, 3 story (24/7)	25	3	0.63	0.92	4,986	3	0.06	0.939	485	3	0.05	0.933	402
455	01.400.55 - Study Service	350	498	Public Library, 3 story (24/7)	25	3	0.63	0.92	288	3	0.06	0.939	28	3	0.05	0.933	23
		96,814	137,814						79,790				7,764				6,429
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	3,656	5,204	Warehouse, Temp Controlled	30	3	0.39	0.92	1,865	3	0.06	0.939	293	3	0.01	0.933	49
530	01.500.30 - Media Production	9,862	14,039	Movie Theater	22	3	0.58	0.92	7,483	3	0.06	0.939	791	3	0.05	0.933	655
535	01.500.35 - Media Production Service	2,555	3,637	Movie Theater	22	3	0.58	0.92	1,939	3	0.06	0.939	205	3	0.05	0.933	170
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	72	102	Office Building, 2 story	23	3	0.54	0.92	51	3	0.06	0.939	6	3	0.05	0.933	5
		16,145	22,982						11,338				1,295				878
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	127,015	180,805	Health Club, w/Gymnasium	15	3	0.58	0.92	96,373	3	0.06	0.939	10,187	3	0.05	0.933	8,435
523	01.500.23 - Athletic Facilities Spectator Seating	123,836	176,280	Movie Theater	22	3	0.58	0.92	93,961	3	0.06	0.939	9,932	3	0.05	0.933	8,223
525	01.500.25 - Athletic or Physical Education Service	40,180	57,196	Health Club, w/Gymnasium	15	3	0.58	0.92	30,487	3	0.06	0.939	3,222	3	0.05	0.933	2,668
		291,031	414,282						220,820				23,341				19,326
	Agriculture & Animal																
560	01.500.60 - Field Building	16,853	23,990	Warehouse, Dry	29	3	0.32	0.92	7,055	3	0.06	0.939	1,352	3	0.01	0.933	224
570	01.500.70 - Animal Facilities	11,948	17,008	Laboratory, Life Science	19	3	1.10	0.92	17,193	3	0.06	0.939	958	3	0.05	0.933	793

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	9,416	13,404	Laboratory, Life Science	19	3	1.10	0.92	13,550	3	0.06	0.939	755	3	0.05	0.933	625
580	01.500.80 - Greenhouse	2,610	3,715	Greenhouse, Research	14	3	0.63	0.92	2,151	3	0.06	0.939	209	3	0.11	0.933	381
585	01.500.85 - Greenhouse Service	2,398	3,414	Greenhouse, Research	14	3	0.63	0.92	1,976	3	0.06	0.939	192	3	0.11	0.933	350
		43,225	61,531						41,926				3,467				2,374
	General Use Facilities																
610	01.600.10 - Assembly	90,038	128,169	College Auditorium	6	3	0.48	0.92	56,538	3	0.06	0.939	7,221	3	0.05	0.933	5,979
615	01.600.15 - Assembly Service	57,724	82,170	College Auditorium	6	3	0.48	0.92	36,247	3	0.06	0.939	4,629	3	0.05	0.933	3,833
620	01.600.20 - Exhibition	9,992	14,224	College Auditorium	6	3	0.48	0.92	6,274	3	0.06	0.939	801	3	0.05	0.933	664
625	01.600.25 - Exhibition Service	1,297	1,846	College Auditorium	6	3	0.48	0.92	814	3	0.06	0.939	104	3	0.05	0.933	86
630	01.600.30 - Food Facility	36,658	52,183	Cafeteria	4	3	0.90	0.92	43,160	3	0.06	0.939	2,940	3	1.03	0.933	50,147
635	01.600.35 - Food Facility Service	16,643	23,691	Cafeteria	4	3	0.90	0.92	19,595	3	0.06	0.939	1,335	3	1.03	0.933	22,767
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	32,096	45,689	Office Building, 2 story	23	3	0.54	0.92	22,673	3	0.06	0.939	2,574	3	0.05	0.933	2,131
655	01.600.55 - Lounge Service	703	1,001	Office Building, 2 story	23	3	0.54	0.92	497	3	0.06	0.939	56	3	0.05	0.933	47
660	01.600.60 - Merchandising	20,473	29,143	Store, Retail	27	3	0.56	0.92	14,998	3	0.06	0.939	1,642	3	0.05	0.933	1,360
665	01.600.65 - Merchandising Service	4,282	6,095	Store, Retail	27	3	0.56	0.92	3,137	3	0.06	0.939	343	3	0.05	0.933	284
670	01.600.70 - Recreation	7,399	10,532	Health Club, w/Gymnasium	15	3	0.58	0.92	5,614	3	0.06	0.939	593	3	0.05	0.933	491
675	01.600.75 - Recreation Service	1,137	1,619	Health Club, w/Gymnasium	15	3	0.58	0.92	863	3	0.06	0.939	91	3	0.05	0.933	76
		278,442	396,361						210,411				22,331				87,865
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	3,961	5,638	Data Center	11	3	2.29	0.92	11,866	3	0.06	0.939	318	3	0.05	0.933	263
715	01.700.15 - Central Computer or Telecommunicati	757	1,078	Data Center	11	3	2.29	0.92	2,268	3	0.06	0.939	61	3	0.05	0.933	50
720	01.700.20 - Shop	23,027	32,779	Maintenance Shop	20	3	0.58	0.92	17,472	3	0.06	0.939	1,847	3	0.05	0.933	1,529
725	01.700.25 - Shop Service	5,137	7,313	Maintenance Shop	20	3	0.58	0.92	3,898	3	0.06	0.939	412	3	0.05	0.933	341
730	01.700.30 - Central Storage	36,074	51,351	Warehouse, Dry	29	3	0.32	0.92	15,101	3	0.06	0.939	2,893	3	0.01	0.933	479
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	1,802	2,565	Garage, Parking	13	3	0.29	0.92	684	3	0.06	0.939	145	3	0.01	0.933	24
745	01.700.45 - Vehicle Storage Service	3,680	5,238	Garage, Service Station	13	3	0.29	0.92	1,396	3	0.06	0.939	295	3	0.01	0.933	49
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	558	794	Warehouse, Dry	29	3	0.32	0.92	234	3	0.06	0.939	45	3	0.01	0.933	7
		74,996	106,757						52,918				6,015				2,743
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	477	679	Medical Clinic	21	3	0.86	0.92	537	3	0.06	0.939	38	3	0.07	0.933	44
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	84	120	Medical Clinic	21	3	0.86	0.92	95	3	0.06	0.939	7	3	0.07	0.933	8
830	01.800.30 - Nurse Station	208	296	Medical Clinic	21	3	0.86	0.92	234	3	0.06	0.939	17	3	0.07	0.933	19
835	01.800.35 - Nurse Station Service	98	140	Medical Clinic	21	3	0.86	0.92	110	3	0.06	0.939	8	3	0.07	0.933	9
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	1,122	1,597	Medical Clinic	21	3	0.86	0.92	1,262	3	0.06	0.939	90	3	0.07	0.933	104
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	138	196	Medical Clinic	21	3	0.86	0.92	155	3	0.06	0.939	11	3	0.07	0.933	13
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	281	400	Medical Clinic	21	3	0.86	0.92	316	3	0.06	0.939	23	3	0.07	0.933	26
880	01.800.80 - Public Waiting	467	665	Medical Clinic	21	3	0.86	0.92	525	3	0.06	0.939	37	3	0.07	0.933	43
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	112	159	Medical Clinic	21	3	0.86	0.92	126	3	0.06	0.939	9	3	0.07	0.933	10
		2,987	4,252						3,361				240				278
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	163,720	233,055	College Dormitory, 50 Room	7	3	0.69	0.92	147,782	3	0.06	0.939	13,130	3	0.05	0.933	10,872
919	01.900.19 - Toilet or Bath	23,376	33,276	College Dormitory, 50 Room	7	3	0.69	0.92	21,100	3	0.06	0.939	1,875	3	0.05	0.933	1,552
920	01.900.20 - Sleep/Study With Toilet or Bath	111,832	159,193	College Dormitory, 50 Room	7	3	0.69	0.92	100,946	3	0.06	0.939	8,969	3	0.05	0.933	7,426
935	01.900.35 - Sleep/Study Service	21,991	31,304	College Dormitory, 50 Room	7	3	0.69	0.92	19,850	3	0.06	0.939	1,764	3	0.05	0.933	1,460
950	01.900.50 - Apartment	162,968	231,984	College Dormitory, 50 Room	7	3	0.69	0.92	147,104	3	0.06	0.939	13,070	3	0.05	0.933	10,822
955	01.900.55 - Apartment Service	884	1,258	College Dormitory, 50 Room	7	3	0.69	0.92	798	3	0.06	0.939	71	3	0.05	0.933	59
970	01.900.70 - House	17,524	24,945	College Dormitory, 50 Room	7	3	0.69	0.92	15,818	3	0.06	0.939	1,405	0	-	0.933	-
		502,295	715,015						453,398				40,284				32,192
	TOTALS	**2,169,277**	**3,087,959**						**1,850,164**				**173,976**				**209,416**
	Cost / SF by Category	**3,087,959**					**/gsf**		**0.60**		**/gsf**		**0.06**		**/gsf**		**0.07**
		70.25%															
					0												

Summary Data

	TTU	Cost / SF	Service Level
Gross SF	**3,087,959**		
Total O&M+Util		**10.55**	
O&M Net of			
Energy	2.26	8.29	
Water & Sewer	0.92	9.63	
Subtotal - Energy/Wtr/Sew.	3.19	7.37	
Net of All Utilities	**0.54**	**6.83**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	181,863	258,881	College Lecture Classroom	8	3	0.04	0.73	7,528	3	0.06	0.81	12,566	1,994,868	7.71
115	01.100.15 - Classroom Service	10,323	14,695	College Lecture Classroom	8	3	0.04	0.73	427	3	0.06	0.81	713	113,234	7.71
		192,186	273,576						7,956				13,279	2,108,101	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	193,626	275,626	Laboratory, General	18	3	0.04	0.73	8,015	3	0.10	0.81	22,298	4,296,946	15.59
215	01.200.15 - Class Laboratory Service	23,090	32,869	Laboratory, General	18	3	0.04	0.73	956	3	0.10	0.81	2,659	512,413	15.59
220	01.200.20 - Open Laboratory	26,945	38,356	Laboratory, General	18	3	0.04	0.73	1,115	3	0.10	0.81	3,103	597,963	15.59
225	01.200.25 - Open Laboratory Service	4,153	5,912	Laboratory, General	18	3	0.04	0.73	172	3	0.10	0.81	478	92,163	15.59
250	01.200.50 - Research/non-class Laboratory	62,022	88,288	Laboratory, General	18	3	0.04	0.73	2,567	3	0.10	0.81	7,143	1,376,392	15.59
255	01.200.55 - Research/non-class Laboratory Service	12,117	17,249	Laboratory, General	18	3	0.04	0.73	502	3	0.10	0.81	1,395	268,900	15.59
		321,953	458,299						13,327				37,076	7,144,777	
	Office Facilities														
310	01.300.10 - Office	253,082	360,261	Office Building, 2 story	23	3	0.04	0.73	10,476	3	0.07	0.81	20,402	2,782,126	7.72
315	01.300.15 - Office Service	48,684	69,302	Office Building, 2 story	23	3	0.04	0.73	2,015	3	0.07	0.81	3,925	535,182	7.72
		301,766	429,563						12,492				24,326	3,317,309	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	20,336	28,948	College Lecture Classroom	8	3	0.04	0.73	842	3	0.06	0.81	1,405	223,067	7.71
355	01.300.55 - Conference Room Service	692	985	College Lecture Classroom	8	3	0.04	0.73	29	3	0.06	0.81	48	7,591	7.71
680	01.600.80 - Meeting Room	25,593	36,432	College Lecture Classroom	8	3	0.04	0.73	1,059	3	0.06	0.81	1,768	280,731	7.71
685	01.600.85 - Meeting Room Service	816	1,162	College Lecture Classroom	8	3	0.04	0.73	34	3	0.06	0.81	56	8,951	7.71
		47,437	67,526						1,964				3,278	520,340	
	Study Facilities														
410	01.400.10 - Study Room	47,504	67,622	Public Library, 3 story (24/7)	25	3	0.04	0.73	1,966	3	0.09	0.81	4,924	569,568	8.42
420	01.400.20 - Stack	2,515	3,580	Public Library, 3 story (24/7)	25	3	0.04	0.73	104	3	0.09	0.81	261	30,155	8.42
430	01.400.30 - Open-Stack Study Room	40,395	57,502	Public Library, 3 story (24/7)	25	3	0.04	0.73	1,672	3	0.09	0.81	4,187	484,332	8.42
440	01.400.40 - Processing Room	6,050	8,612	Public Library, 3 story (24/7)	25	3	0.04	0.73	250	3	0.09	0.81	627	72,539	8.42
455	01.400.55 - Study Service	350	498	Public Library, 3 story (24/7)	25	3	0.04	0.73	14	3	0.09	0.81	36	4,196	8.42
		96,814	137,814						4,008				10,034	1,160,790	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	3,656	5,204	Warehouse, Temp Controlled	30	3	0.04	0.73	151	3	0.33	0.81	1,389	28,974	5.57
530	01.500.30 - Media Production	9,862	14,039	Movie Theater	22	3	0.04	0.73	408	3	0.27	0.81	3,066	155,688	11.09
535	01.500.35 - Media Production Service	2,555	3,637	Movie Theater	22	3	0.04	0.73	106	3	0.27	0.81	794	40,335	11.09
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	72	102	Office Building, 2 story	23	3	0.04	0.73	3	3	0.07	0.81	6	791	7.72
		16,145	22,982						668				5,256	225,788	9.82
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	127,015	180,805	Health Club, w/Gymnasium	15	3	0.04	0.73	5,258	3	0.07	0.81	10,239	1,572,649	8.70
523	01.500.23 - Athletic Facilities Spectator Seating	123,836	176,280	Movie Theater	22	3	0.04	0.73	5,126	3	0.27	0.81	38,505	1,954,958	11.09
525	01.500.25 - Athletic or Physical Education Service	40,180	57,196	Health Club, w/Gymnasium	15	3	0.04	0.73	1,663	3	0.07	0.81	3,239	497,493	8.70
		291,031	414,282						12,047				51,983	4,025,100	9.72
	Agriculture & Animal														
560	01.500.60 - Field Building	16,853	23,990	Warehouse, Dry	29	3	0.04	0.73	698	3	0.11	0.81	2,135	88,808	3.70
570	01.500.70 - Animal Facilities	11,948	17,008	Laboratory, Life Science	19	3	0.04	0.73	495	3	0.10	0.81	1,376	380,954	22.40

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	9,416	13,404	Laboratory, Life Science	19	3	0.04	0.73	390	3	0.10	0.81	1,084	300,223	22.40
580	01.500.80 - Greenhouse	2,610	3,715	Greenhouse, Research	14	3	0.04	0.73	108	3	1.37	0.81	4,118	31,682	8.53
585	01.500.85 - Greenhouse Service	2,398	3,414	Greenhouse, Research	14	3	0.04	0.73	99	3	1.37	0.81	3,783	29,108	8.53
		43,225	61,531						1,789				12,496	830,775	13.50
	General Use Facilities														
610	01.600.10 - Assembly	90,038	128,169	College Auditorium	6	3	0.04	0.73	3,727	3	0.11	0.81	11,406	1,374,139	10.72
615	01.600.15 - Assembly Service	57,724	82,170	College Auditorium	6	3	0.04	0.73	2,390	3	0.11	0.81	7,312	880,970	10.72
620	01.600.20 - Exhibition	9,992	14,224	College Auditorium	6	3	0.04	0.73	414	3	0.11	0.81	1,266	152,496	10.72
625	01.600.25 - Exhibition Service	1,297	1,846	College Auditorium	6	3	0.04	0.73	54	3	0.11	0.81	164	19,795	10.72
630	01.600.30 - Food Facility	36,658	52,183	Cafeteria	4	3	0.04	0.73	1,517	3	0.13	0.81	5,488	940,224	18.02
635	01.600.35 - Food Facility Service	16,643	23,691	Cafeteria	4	3	0.04	0.73	689	3	0.13	0.81	2,492	426,868	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	32,096	45,689	Office Building, 2 story	23	3	0.04	0.73	1,329	3	0.07	0.81	2,587	352,831	7.72
655	01.600.55 - Lounge Service	703	1,001	Office Building, 2 story	23	3	0.04	0.73	29	3	0.07	0.81	57	7,728	7.72
660	01.600.60 - Merchandising	20,473	29,143	Store, Retail	27	3	0.04	0.73	847	3	0.34	0.81	8,016	262,344	9.00
665	01.600.65 - Merchandising Service	4,282	6,095	Store, Retail	27	3	0.04	0.73	177	3	0.34	0.81	1,677	54,870	9.00
670	01.600.70 - Recreation	7,399	10,532	Health Club, w/Gymnasium	15	3	0.04	0.73	306	3	0.07	0.81	596	91,611	8.70
675	01.600.75 - Recreation Service	1,137	1,619	Health Club, w/Gymnasium	15	3	0.04	0.73	47	3	0.07	0.81	92	14,078	8.70
		278,442	396,361						11,526				41,153	4,577,954	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	3,961	5,638	Data Center	11	3	0.04	0.73	164	3	0.11	0.81	502	347,601	61.65
715	01.700.15 - Central Computer or Telecommunicati	757	1,078	Data Center	11	3	0.04	0.73	31	3	0.11	0.81	96	66,431	61.65
720	01.700.20 - Shop	23,027	32,779	Maintenance Shop	20	3	0.04	0.73	953	3	0.23	0.81	6,099	261,004	7.96
725	01.700.25 - Shop Service	5,137	7,313	Maintenance Shop	20	3	0.04	0.73	213	3	0.23	0.81	1,361	58,226	7.96
730	01.700.30 - Central Storage	36,074	51,351	Warehouse, Dry	29	3	0.04	0.73	1,493	3	0.11	0.81	4,570	190,095	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	1,802	2,565	Garage, Parking	13	3	0.04	0.73	75	3	0.07	0.81	145	4,464	1.74
745	01.700.45 - Vehicle Storage Service	3,680	5,238	Garage, Service Station	13	3	0.04	0.73	152	3	0.07	0.81	297	9,116	1.74
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	558	794	Warehouse, Dry	29	3	0.04	0.73	23	3	0.11	0.81	71	2,940	3.70
		74,996	106,757						3,104				13,140	939,878	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	477	679	Medical Clinic	21	3	0.04	0.73	20	3	0.21	0.81	115	11,401	16.79
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	84	120	Medical Clinic	21	3	0.04	0.73	3	3	0.21	0.81	20	2,008	16.79
830	01.800.30 - Nurse Station	208	296	Medical Clinic	21	3	0.04	0.73	9	3	0.21	0.81	50	4,972	16.79
835	01.800.35 - Nurse Station Service	98	140	Medical Clinic	21	3	0.04	0.73	4	3	0.21	0.81	24	2,342	16.79
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	1,122	1,597	Medical Clinic	21	3	0.04	0.73	46	3	0.21	0.81	271	26,818	16.79
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	138	196	Medical Clinic	21	3	0.04	0.73	6	3	0.21	0.81	33	3,298	16.79
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TTU					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	281	400	Medical Clinic	21	3	0.04	0.73	12	3	0.21	0.81	68	6,716	16.79
880	01.800.80 - Public Waiting	467	665	Medical Clinic	21	3	0.04	0.73	19	3	0.21	0.81	113	11,162	16.79
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	112	159	Medical Clinic	21	3	0.04	0.73	5	3	0.21	0.81	27	2,677	16.79
		2,987	4,252						124				722	71,395	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	163,720	233,055	College Dormitory, 50 Room	7	3	0.04	0.73	6,777	3	0.11	0.81	20,740	2,582,691	11.08
919	01.900.19 - Toilet or Bath	23,376	33,276	College Dormitory, 50 Room	7	3	0.04	0.73	968	3	0.11	0.81	2,961	368,758	11.08
920	01.900.20 - Sleep/Study With Toilet or Bath	111,832	159,193	College Dormitory, 50 Room	7	3	0.04	0.73	4,629	3	0.11	0.81	14,167	1,764,155	11.08
935	01.900.35 - Sleep/Study Service	21,991	31,304	College Dormitory, 50 Room	7	3	0.04	0.73	910	3	0.11	0.81	2,786	346,909	11.08
950	01.900.50 - Apartment	162,968	231,984	College Dormitory, 50 Room	7	3	0.04	0.73	6,746	3	0.11	0.81	20,644	2,570,828	11.08
955	01.900.55 - Apartment Service	884	1,258	College Dormitory, 50 Room	7	3	0.04	0.73	37	3	0.11	0.81	112	13,945	11.08
970	01.900.70 - House	17,524	24,945	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	22,712	0.91
		502,295	715,015						20,067				61,409	7,669,998	
	TOTALS	**2,169,277**	**3,087,959**						**89,072**				**274,153**	**32,592,205**	
	Cost / SF by Category	**3,087,959**					**/gsf**		**0.03**		**/gsf**		**0.09**	**10.55**	**/ GSF**
		70.25%											**Adjustments:**		
					0										

Summary Data

	TTU	Cost / SF	Service Level
Gross SF	**3,087,959**		
Total O&M+Util		**10.55**	
O&M Net of			
Energy	2.26	8.29	
Water & Sewer	0.92	9.63	
Subtotal - Energy/Wtr/Sew.	3.19	7.37	
Net of All Utilities	**0.54**	**6.83**	

Energy:	**(6,992,557)**	
Water/Sewer:	**(2,853,343)**	
Telecom:	**(1,668,757)**	
	21,077,547	
	6.83	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	312,816	495,109	College Lecture Classroom	8	2	1.91	0.743	702,624	2	0.26	0.924	118,945	3	2.37	0.858	1,006,785
115	01.100.15 - Classroom Service	11,297	17,880	College Lecture Classroom	8	2	1.91	0.743	25,374	2	0.26	0.924	4,296	3	2.37	0.858	36,359
		324,113	512,989						727,999				123,241				1,043,144
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	174,116	275,582	Laboratory, General	18	2	2.58	0.743	528,274	2	0.26	0.924	66,206	3	6.85	0.858	1,619,677
215	01.200.15 - Class Laboratory Service	25,009	39,583	Laboratory, General	18	2	2.58	0.743	75,878	2	0.26	0.924	9,509	3	6.85	0.858	232,641
220	01.200.20 - Open Laboratory	97,058	153,618	Laboratory, General	18	2	2.58	0.743	294,477	2	0.26	0.924	36,905	3	6.85	0.858	902,862
225	01.200.25 - Open Laboratory Service	14,575	23,069	Laboratory, General	18	2	2.58	0.743	44,221	2	0.26	0.924	5,542	3	6.85	0.858	135,581
250	01.200.50 - Research/non-class Laboratory	145,642	230,515	Laboratory, General	18	2	2.58	0.743	441,883	2	0.26	0.924	55,379	3	6.85	0.858	1,354,804
255	01.200.55 - Research/non-class Laboratory Service	15,954	25,251	Laboratory, General	18	2	2.58	0.743	48,405	2	0.26	0.924	6,066	3	6.85	0.858	148,409
		472,354	747,618						1,433,138				179,608				4,393,974
	Office Facilities																
310	01.300.10 - Office	666,541	1,054,967	Office Building, 2 story	23	2	2.53	0.743	1,983,116	2	0.26	0.924	253,445	3	2.54	0.858	2,299,111
315	01.300.15 - Office Service	120,152	190,170	Office Building, 2 story	23	2	2.53	0.743	357,480	2	0.26	0.924	45,687	3	2.54	0.858	414,442
		786,693	1,245,137						2,340,597				299,132				2,713,553
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	59,025	93,422	College Lecture Classroom	8	2	1.91	0.743	132,578	2	0.26	0.924	22,444	3	2.37	0.858	189,969
355	01.300.55 - Conference Room Service	1,512	2,393	College Lecture Classroom	8	2	1.91	0.743	3,396	2	0.26	0.924	575	3	2.37	0.858	4,866
680	01.600.80 - Meeting Room	315,975	500,109	College Lecture Classroom	8	2	1.91	0.743	709,720	2	0.26	0.924	120,146	3	2.37	0.858	1,016,952
685	01.600.85 - Meeting Room Service	23,712	37,530	College Lecture Classroom	8	2	1.91	0.743	53,260	2	0.26	0.924	9,016	3	2.37	0.858	76,316
		400,224	633,454						898,954				152,181				1,288,103
	Study Facilities																
410	01.400.10 - Study Room	51,103	80,883	Public Library, 3 story (24/7)	25	2	2.34	0.743	140,625	2	0.26	0.924	19,431	3	2.96	0.858	205,417
420	01.400.20 - Stack	39,311	62,219	Public Library, 3 story (24/7)	25	2	2.34	0.743	108,176	2	0.26	0.924	14,948	3	2.96	0.858	158,017
430	01.400.30 - Open-Stack Study Room	165,181	261,440	Public Library, 3 story (24/7)	25	2	2.34	0.743	454,545	2	0.26	0.924	62,808	3	2.96	0.858	663,974
440	01.400.40 - Processing Room	15,993	25,313	Public Library, 3 story (24/7)	25	2	2.34	0.743	44,010	2	0.26	0.924	6,081	3	2.96	0.858	64,287
455	01.400.55 - Study Service	9,990	15,812	Public Library, 3 story (24/7)	25	2	2.34	0.743	27,490	2	0.26	0.924	3,799	3	2.96	0.858	40,157
		281,578	445,667						774,846				107,067				1,131,852
	Special Use Facilities																
510	01.500.10 - Armory	318	503	Warehouse, Temp Controlled	30	2	0.12	0.743	45	2	0.26	0.924	121	3	3.50	0.858	1,511
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	6,893	10,910	Movie Theater	22	2	4.09	0.743	33,154	2	0.26	0.924	2,621	3	3.74	0.858	35,009
535	01.500.35 - Media Production Service	909	1,439	Movie Theater	22	2	4.09	0.743	4,372	2	0.26	0.924	346	3	3.74	0.858	4,617
540	01.500.40 - Clinic	4,998	7,911	Office Building, 2 story	23	2	2.53	0.743	14,870	2	0.26	0.924	1,900	3	2.54	0.858	17,240
545	01.500.45 - Clinic Service	4,079	6,456	Office Building, 2 story	23	2	2.53	0.743	12,136	2	0.26	0.924	1,551	3	2.54	0.858	14,070
550	01.500.50 - Demonstration	33,705	53,347	Day Care Center	12	2	2.51	0.743	99,488	2	0.26	0.924	12,816	3	2.75	0.858	125,871
555	01.500.55 - Demonstration Service	4,999	7,912	Day Care Center	12	2	2.51	0.743	14,756	2	0.26	0.924	1,901	3	2.75	0.858	18,669
590	01.500.90 - Other (All Purpose)	5,245	8,302	Office Building, 2 story	23	2	2.53	0.743	15,605	2	0.26	0.924	1,994	3	2.54	0.858	18,092
		61,146	96,779						194,425				23,250				235,078
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	129,061	204,271	Health Club, w/Gymnasium	15	2	1.77	0.743	268,639	2	0.26	0.924	49,074	3	2.99	0.858	524,041
523	01.500.23 - Athletic Facilities Spectator Seating	17,360	27,477	Movie Theater	22	2	4.09	0.743	83,498	2	0.26	0.924	6,601	3	3.74	0.858	88,170
525	01.500.25 - Athletic or Physical Education Service	32,465	51,384	Health Club, w/Gymnasium	15	2	1.77	0.743	67,576	2	0.26	0.924	12,344	3	2.99	0.858	131,821
		178,886	283,132						419,712				68,020				744,033
	Agriculture & Animal																
560	01.500.60 - Field Building	3,365	5,326	Warehouse, Dry	29	2	0.14	0.743	554	2	0.26	0.924	1,280	3	2.40	0.858	10,967
570	01.500.70 - Animal Facilities	8,055	12,749	Laboratory, Life Science	19	2	2.58	0.743	24,439	2	0.26	0.924	3,063	3	14.43	0.858	157,845

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	3,407	5,392	Laboratory, Life Science	19	2	2.58	0.743	10,337	2	0.26	0.924	1,295	3	14.43	0.858	66,763
580	01.500.80 - Greenhouse	7,343	11,622	Greenhouse, Research	14	2	0.08	0.743	691	2	0.26	0.924	2,792	3	5.27	0.858	52,551
585	01.500.85 - Greenhouse Service	338	535	Greenhouse, Research	14	2	0.08	0.743	32	2	0.26	0.924	129	3	5.27	0.858	2,419
		22,508	35,625						36,053				8,558				290,546
	General Use Facilities																
610	01.600.10 - Assembly	38,938	61,629	College Auditorium	6	2	4.49	0.743	205,599	2	0.26	0.924	14,806	3	3.49	0.858	184,543
615	01.600.15 - Assembly Service	16,549	26,193	College Auditorium	6	2	4.49	0.743	87,381	2	0.26	0.924	6,293	3	3.49	0.858	78,433
620	01.600.20 - Exhibition	24,891	39,396	College Auditorium	6	2	4.49	0.743	131,428	2	0.26	0.924	9,465	3	3.49	0.858	117,969
625	01.600.25 - Exhibition Service	6,226	9,854	College Auditorium	6	2	4.49	0.743	32,874	2	0.26	0.924	2,367	3	3.49	0.858	29,508
630	01.600.30 - Food Facility	39,896	63,145	Cafeteria	4	2	5.59	0.743	262,266	2	0.26	0.924	15,170	3	4.53	0.858	245,430
635	01.600.35 - Food Facility Service	41,554	65,770	Cafeteria	4	2	5.59	0.743	273,165	2	0.26	0.924	15,800	3	4.53	0.858	255,629
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	77,132	122,081	Office Building, 2 story	23	2	2.53	0.743	229,486	2	0.26	0.924	29,329	3	2.54	0.858	266,053
655	01.600.55 - Lounge Service	2,339	3,702	Office Building, 2 story	23	2	2.53	0.743	6,959	2	0.26	0.924	889	3	2.54	0.858	8,068
660	01.600.60 - Merchandising	34,091	53,957	Store, Retail	27	2	2.33	0.743	93,411	2	0.26	0.924	12,963	3	3.74	0.858	173,145
665	01.600.65 - Merchandising Service	3,185	5,041	Store, Retail	27	2	2.33	0.743	8,727	2	0.26	0.924	1,211	3	3.74	0.858	16,176
670	01.600.70 - Recreation	90,408	143,093	Health Club, w/Gymnasium	15	2	1.77	0.743	188,183	2	0.26	0.924	34,377	3	2.99	0.858	367,094
675	01.600.75 - Recreation Service	9,636	15,251	Health Club, w/Gymnasium	15	2	1.77	0.743	20,057	2	0.26	0.924	3,664	3	2.99	0.858	39,126
		384,845	609,113						1,539,537				146,333				1,781,173
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	16,137	25,541	Data Center	11	2	1.21	0.743	22,962	2	0.26	0.924	6,136	3	17.27	0.858	378,455
715	01.700.15 - Central Computer or Telecommunicati	1,970	3,118	Data Center	11	2	1.21	0.743	2,803	2	0.26	0.924	749	3	17.27	0.858	46,202
720	01.700.20 - Shop	21,290	33,697	Maintenance Shop	20	2	1.51	0.743	37,805	2	0.26	0.924	8,095	3	3.25	0.858	93,963
725	01.700.25 - Shop Service	6,302	9,974	Maintenance Shop	20	2	1.51	0.743	11,191	2	0.26	0.924	2,396	3	3.25	0.858	27,814
730	01.700.30 - Central Storage	99,361	157,264	Warehouse, Dry	29	2	0.14	0.743	16,359	2	0.26	0.924	37,781	3	2.40	0.858	323,837
735	01.700.35 - Central Storage Service	1,872	2,963	Warehouse, Dry	29	2	0.14	0.743	308	2	0.26	0.924	712	3	2.40	0.858	6,101
740	01.700.40 - Vehicle Storage	448,794	710,328	Garage, Parking	13	3	0.09	0.743	47,500	3	0.13	0.924	85,325	3	0.84	0.858	511,948
745	01.700.45 - Vehicle Storage Service	1,509	2,388	Garage, Service Station	13	3	0.09	0.743	160	3	0.13	0.924	287	3	0.84	0.858	1,721
750	01.700.50 - Central Service	275	435	Post Office	24	2	1.14	0.743	369	2	0.26	0.924	105	3	2.94	0.858	1,098
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	734	1,162	Warehouse, HAZMAT	28	2	0.21	0.743	181	2	0.26	0.924	279	3	10.18	0.858	10,147
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	583	923	Warehouse, Dry	29	2	0.14	0.743	96	2	0.26	0.924	222	3	2.40	0.858	1,900
		598,827	947,793						139,733				142,086				1,403,186
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	2,072	3,279	Medical Clinic	21	2	8.67	0.743	21,126	2	0.26	0.924	788	3	3.91	0.858	11,002
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	649	1,027	Medical Clinic	21	2	8.67	0.743	6,617	2	0.26	0.924	247	3	3.91	0.858	3,446
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	112	177	Medical Clinic	21	2	8.67	0.743	1,142	2	0.26	0.924	43	3	3.91	0.858	595
880	01.800.80 - Public Waiting	2,115	3,348	Medical Clinic	21	2	8.67	0.743	21,564	2	0.26	0.924	804	3	3.91	0.858	11,230
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	266	421	Medical Clinic	21	2	8.67	0.743	2,712	2	0.26	0.924	101	3	3.91	0.858	1,412
		5,214	8,252						53,161				1,983				27,685
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	137,151	217,076	College Dormitory, 50 Room	7	3	5.15	0.743	830,629	2	0.26	0.924	52,150	3	4.77	0.858	888,417
919	01.900.19 - Toilet or Bath	34,931	55,287	College Dormitory, 50 Room	7	3	5.15	0.743	211,553	2	0.26	0.924	13,282	3	4.77	0.858	226,271
920	01.900.20 - Sleep/Study With Toilet or Bath	194,091	307,197	College Dormitory, 50 Room	7	3	5.15	0.743	1,175,475	2	0.26	0.924	73,801	3	4.77	0.858	1,257,254
935	01.900.35 - Sleep/Study Service	21,293	33,701	College Dormitory, 50 Room	7	3	5.15	0.743	128,957	2	0.26	0.924	8,096	3	4.77	0.858	137,929
950	01.900.50 - Apartment	255,557	404,483	College Dormitory, 50 Room	7	3	5.15	0.743	1,547,732	2	0.26	0.924	97,173	3	4.77	0.858	1,655,409
955	01.900.55 - Apartment Service	1,356	2,146	College Dormitory, 50 Room	7	3	5.15	0.743	8,212	2	0.26	0.924	516	3	4.77	0.858	8,784
970	01.900.70 - House	113,210	179,183	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		757,589	1,199,073						3,902,558				245,018				4,174,063
	TOTALS	**4,273,977**	**6,764,632**						**12,460,713**				**1,496,477**				**19,226,391**
	Cost / SF by Category	**6,764,632**							**1.84**		**/gsf**		**0.22**		**/gsf**		**2.84**
		63.18%															

0 Service Level Offset for =vlookup( )

Summary Data

	UoM	Cost / SF	Service Level
Gross SF	**6,764,632**		
Total O&M+Util		**8.76**	
O&M Net of			
Energy	1.97	6.79	
Water & Sewer	0.59	8.18	
Subtotal - Energy/Wtr/Sew.	2.56	6.20	
Net of All Utilities	**0.54**	**5.66**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	312,816	495,109	College Lecture Classroom	8	3	0.56	0.91	252,030	3	0.06	0.857	25,459	3	0.05	0.944	23,369
115	01.100.15 - Classroom Service	11,297	17,880	College Lecture Classroom	8	3	0.56	0.91	9,102	3	0.06	0.857	919	3	0.05	0.944	844
		324,113	512,989						261,132				26,378				24,213
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	174,116	275,582	Laboratory, General	18	3	0.92	0.91	230,464	3	0.06	0.857	14,170	3	0.05	0.944	13,007
215	01.200.15 - Class Laboratory Service	25,009	39,583	Laboratory, General	18	3	0.92	0.91	33,102	3	0.06	0.857	2,035	3	0.05	0.944	1,868
220	01.200.20 - Open Laboratory	97,058	153,618	Laboratory, General	18	3	0.92	0.91	128,468	3	0.06	0.857	7,899	3	0.05	0.944	7,251
225	01.200.25 - Open Laboratory Service	14,575	23,069	Laboratory, General	18	3	0.92	0.91	19,292	3	0.06	0.857	1,186	3	0.05	0.944	1,089
250	01.200.50 - Research/non-class Laboratory	145,642	230,515	Laboratory, General	18	3	0.92	0.91	192,775	3	0.06	0.857	11,853	3	0.05	0.944	10,880
255	01.200.55 - Research/non-class Laboratory Service	15,954	25,251	Laboratory, General	18	3	0.92	0.91	21,117	3	0.06	0.857	1,298	3	0.05	0.944	1,192
		472,354	747,618						625,218				38,443				35,288
	Office Facilities																
310	01.300.10 - Office	666,541	1,054,967	Office Building, 2 story	23	3	0.54	0.91	517,841	3	0.06	0.857	54,246	3	0.05	0.944	49,794
315	01.300.15 - Office Service	120,152	190,170	Office Building, 2 story	23	3	0.54	0.91	93,347	3	0.06	0.857	9,779	3	0.05	0.944	8,976
		786,693	1,245,137						611,188				64,025				58,770
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	59,025	93,422	College Lecture Classroom	8	3	0.56	0.91	47,555	3	0.06	0.857	4,804	3	0.05	0.944	4,410
355	01.300.55 - Conference Room Service	1,512	2,393	College Lecture Classroom	8	3	0.56	0.91	1,218	3	0.06	0.857	123	3	0.05	0.944	113
680	01.600.80 - Meeting Room	315,975	500,109	College Lecture Classroom	8	3	0.56	0.91	254,576	3	0.06	0.857	25,716	3	0.05	0.944	23,605
685	01.600.85 - Meeting Room Service	23,712	37,530	College Lecture Classroom	8	3	0.56	0.91	19,104	3	0.06	0.857	1,930	3	0.05	0.944	1,771
		400,224	633,454						322,453				32,572				29,899
	Study Facilities																
410	01.400.10 - Study Room	51,103	80,883	Public Library, 3 story (24/7)	25	3	0.63	0.91	46,319	3	0.06	0.857	4,159	3	0.05	0.944	3,818
420	01.400.20 - Stack	39,311	62,219	Public Library, 3 story (24/7)	25	3	0.63	0.91	35,631	3	0.06	0.857	3,199	3	0.05	0.944	2,937
430	01.400.30 - Open-Stack Study Room	165,181	261,440	Public Library, 3 story (24/7)	25	3	0.63	0.91	149,719	3	0.06	0.857	13,443	3	0.05	0.944	12,340
440	01.400.40 - Processing Room	15,993	25,313	Public Library, 3 story (24/7)	25	3	0.63	0.91	14,496	3	0.06	0.857	1,302	3	0.05	0.944	1,195
455	01.400.55 - Study Service	9,990	15,812	Public Library, 3 story (24/7)	25	3	0.63	0.91	9,055	3	0.06	0.857	813	3	0.05	0.944	746
		281,578	445,667						255,220				22,916				21,035
	Special Use Facilities																
510	01.500.10 - Armory	318	503	Warehouse, Temp Controlled	30	3	0.39	0.91	178	3	0.06	0.857	26	3	0.01	0.944	5
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	6,893	10,910	Movie Theater	22	3	0.58	0.91	5,752	3	0.06	0.857	561	3	0.05	0.944	515
535	01.500.35 - Media Production Service	909	1,439	Movie Theater	22	3	0.58	0.91	759	3	0.06	0.857	74	3	0.05	0.944	68
540	01.500.40 - Clinic	4,998	7,911	Office Building, 2 story	23	3	0.54	0.91	3,883	3	0.06	0.857	407	3	0.05	0.944	373
545	01.500.45 - Clinic Service	4,079	6,456	Office Building, 2 story	23	3	0.54	0.91	3,169	3	0.06	0.857	332	3	0.05	0.944	305
550	01.500.50 - Demonstration	33,705	53,347	Day Care Center	12	3	0.68	0.91	32,975	3	0.06	0.857	2,743	3	0.05	0.944	2,518
555	01.500.55 - Demonstration Service	4,999	7,912	Day Care Center	12	3	0.68	0.91	4,891	3	0.06	0.857	407	3	0.05	0.944	373
590	01.500.90 - Other (All Purpose)	5,245	8,302	Office Building, 2 story	23	3	0.54	0.91	4,075	3	0.06	0.857	427	3	0.05	0.944	392
		61,146	96,779						55,681				4,976				4,549
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	129,061	204,271	Health Club, w/Gymnasium	15	3	0.58	0.91	107,696	3	0.06	0.857	10,504	3	0.05	0.944	9,642
523	01.500.23 - Athletic Facilities Spectator Seating	17,360	27,477	Movie Theater	22	3	0.58	0.91	14,486	3	0.06	0.857	1,413	3	0.05	0.944	1,297
525	01.500.25 - Athletic or Physical Education Service	32,465	51,384	Health Club, w/Gymnasium	15	3	0.58	0.91	27,091	3	0.06	0.857	2,642	3	0.05	0.944	2,425
		178,886	283,132						149,273				14,559				13,364
	Agriculture & Animal																
560	01.500.60 - Field Building	3,365	5,326	Warehouse, Dry	29	3	0.32	0.91	1,549	3	0.06	0.857	274	3	0.01	0.944	50
570	01.500.70 - Animal Facilities	8,055	12,749	Laboratory, Life Science	19	3	1.10	0.91	12,748	3	0.06	0.857	656	3	0.05	0.944	602

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	3,407	5,392	Laboratory, Life Science	19	3	1.10	0.91	5,392	3	0.06	0.857	277	3	0.05	0.944	255
580	01.500.80 - Greenhouse	7,343	11,622	Greenhouse, Research	14	3	0.63	0.91	6,656	3	0.06	0.857	598	3	0.11	0.944	1,207
585	01.500.85 - Greenhouse Service	338	535	Greenhouse, Research	14	3	0.63	0.91	306	3	0.06	0.857	28	3	0.11	0.944	56
		22,508	35,625						26,651				1,832				2,169
	General Use Facilities																
610	01.600.10 - Assembly	38,938	61,629	College Auditorium	6	3	0.48	0.91	26,890	3	0.06	0.857	3,169	3	0.05	0.944	2,909
615	01.600.15 - Assembly Service	16,549	26,193	College Auditorium	6	3	0.48	0.91	11,428	3	0.06	0.857	1,347	3	0.05	0.944	1,236
620	01.600.20 - Exhibition	24,891	39,396	College Auditorium	6	3	0.48	0.91	17,189	3	0.06	0.857	2,026	3	0.05	0.944	1,860
625	01.600.25 - Exhibition Service	6,226	9,854	College Auditorium	6	3	0.48	0.91	4,300	3	0.06	0.857	507	3	0.05	0.944	465
630	01.600.30 - Food Facility	39,896	63,145	Cafeteria	4	3	0.90	0.91	51,659	3	0.06	0.857	3,247	3	1.03	0.944	61,397
635	01.600.35 - Food Facility Service	41,554	65,770	Cafeteria	4	3	0.90	0.91	53,806	3	0.06	0.857	3,382	3	1.03	0.944	63,949
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	77,132	122,081	Office Building, 2 story	23	3	0.54	0.91	59,924	3	0.06	0.857	6,277	3	0.05	0.944	5,762
655	01.600.55 - Lounge Service	2,339	3,702	Office Building, 2 story	23	3	0.54	0.91	1,817	3	0.06	0.857	190	3	0.05	0.944	175
660	01.600.60 - Merchandising	34,091	53,957	Store, Retail	27	3	0.56	0.91	27,467	3	0.06	0.857	2,774	3	0.05	0.944	2,547
665	01.600.65 - Merchandising Service	3,185	5,041	Store, Retail	27	3	0.56	0.91	2,566	3	0.06	0.857	259	3	0.05	0.944	238
670	01.600.70 - Recreation	90,408	143,093	Health Club, w/Gymnasium	15	3	0.58	0.91	75,442	3	0.06	0.857	7,358	3	0.05	0.944	6,754
675	01.600.75 - Recreation Service	9,636	15,251	Health Club, w/Gymnasium	15	3	0.58	0.91	8,041	3	0.06	0.857	784	3	0.05	0.944	720
		384,845	609,113						340,529				31,321				148,012
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	16,137	25,541	Data Center	11	3	2.29	0.91	53,166	3	0.06	0.857	1,313	3	0.05	0.944	1,206
715	01.700.15 - Central Computer or Telecommunicati	1,970	3,118	Data Center	11	3	2.29	0.91	6,490	3	0.06	0.857	160	3	0.05	0.944	147
720	01.700.20 - Shop	21,290	33,697	Maintenance Shop	20	3	0.58	0.91	17,766	3	0.06	0.857	1,733	3	0.05	0.944	1,590
725	01.700.25 - Shop Service	6,302	9,974	Maintenance Shop	20	3	0.58	0.91	5,259	3	0.06	0.857	513	3	0.05	0.944	471
730	01.700.30 - Central Storage	99,361	157,264	Warehouse, Dry	29	3	0.32	0.91	45,745	3	0.06	0.857	8,086	3	0.01	0.944	1,485
735	01.700.35 - Central Storage Service	1,872	2,963	Warehouse, Dry	29	3	0.32	0.91	862	3	0.06	0.857	152	3	0.01	0.944	28
740	01.700.40 - Vehicle Storage	448,794	710,328	Garage, Parking	13	3	0.29	0.91	187,250	3	0.06	0.857	36,525	3	0.01	0.944	6,705
745	01.700.45 - Vehicle Storage Service	1,509	2,388	Garage, Service Station	13	3	0.29	0.91	630	3	0.06	0.857	123	3	0.01	0.944	23
750	01.700.50 - Central Service	275	435	Post Office	24	3	0.40	0.91	158	3	0.06	0.857	22	3	0.05	0.944	21
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	734	1,162	Warehouse, HAZMAT	28	3	0.74	0.91	781	3	0.06	0.857	60	3	0.01	0.944	11
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	583	923	Warehouse, Dry	29	3	0.32	0.91	268	3	0.06	0.857	47	3	0.01	0.944	9
		598,827	947,793						318,375				48,736				11,695
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	2,072	3,279	Medical Clinic	21	3	0.86	0.91	2,564	3	0.06	0.857	169	3	0.07	0.944	217
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	649	1,027	Medical Clinic	21	3	0.86	0.91	803	3	0.06	0.857	53	3	0.07	0.944	68
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	112	177	Medical Clinic	21	3	0.86	0.91	139	3	0.06	0.857	9	3	0.07	0.944	12
880	01.800.80 - Public Waiting	2,115	3,348	Medical Clinic	21	3	0.86	0.91	2,617	3	0.06	0.857	172	3	0.07	0.944	221
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	266	421	Medical Clinic	21	3	0.86	0.91	329	3	0.06	0.857	22	3	0.07	0.944	28
		5,214	8,252						6,451				424				545
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	137,151	217,076	College Dormitory, 50 Room	7	3	0.69	0.91	136,152	3	0.06	0.857	11,162	3	0.05	0.944	10,246
919	01.900.19 - Toilet or Bath	34,931	55,287	College Dormitory, 50 Room	7	3	0.69	0.91	34,677	3	0.06	0.857	2,843	3	0.05	0.944	2,610
920	01.900.20 - Sleep/Study With Toilet or Bath	194,091	307,197	College Dormitory, 50 Room	7	3	0.69	0.91	192,677	3	0.06	0.857	15,796	3	0.05	0.944	14,500
935	01.900.35 - Sleep/Study Service	21,293	33,701	College Dormitory, 50 Room	7	3	0.69	0.91	21,138	3	0.06	0.857	1,733	3	0.05	0.944	1,591
950	01.900.50 - Apartment	255,557	404,483	College Dormitory, 50 Room	7	3	0.69	0.91	253,695	3	0.06	0.857	20,798	3	0.05	0.944	19,092
955	01.900.55 - Apartment Service	1,356	2,146	College Dormitory, 50 Room	7	3	0.69	0.91	1,346	3	0.06	0.857	110	3	0.05	0.944	101
970	01.900.70 - House	113,210	179,183	College Dormitory, 50 Room	7	3	0.69	0.91	112,385	3	0.06	0.857	9,214	0	-	0.944	-
		757,589	1,199,073						752,071				61,656				48,139
	TOTALS	**4,273,977**	**6,764,632**						**3,724,242**				**347,837**				**397,678**
	Cost / SF by Category	**6,764,632**					**/gsf**		**0.55**		**/gsf**		**0.05**		**/gsf**		**0.06**
		63.18%															
					0												

Summary Data

	UoM	Cost / SF	Service Level
Gross SF	**6,764,632**		
Total O&M+Util		**8.76**	
O&M Net of			
Energy	1.97	6.79	
Water & Sewer	0.59	8.18	
Subtotal - Energy/Wtr/Sew.	2.56	6.20	
Net of All Utilities	**0.54**	**5.66**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	312,816	495,109	College Lecture Classroom	8	3	0.04	0.57	11,308	3	0.06	0.77	22,963	3,626,670	7.32
115	01.100.15 - Classroom Service	11,297	17,880	College Lecture Classroom	8	3	0.04	0.57	408	3	0.06	0.77	829	130,973	7.32
		324,113	512,989						11,717				23,792	3,757,643	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	174,116	275,582	Laboratory, General	18	3	0.04	0.57	6,294	3	0.10	0.77	21,302	4,314,794	15.66
215	01.200.15 - Class Laboratory Service	25,009	39,583	Laboratory, General	18	3	0.04	0.57	904	3	0.10	0.77	3,060	619,752	15.66
220	01.200.20 - Open Laboratory	97,058	153,618	Laboratory, General	18	3	0.04	0.57	3,509	3	0.10	0.77	11,875	2,405,208	15.66
225	01.200.25 - Open Laboratory Service	14,575	23,069	Laboratory, General	18	3	0.04	0.57	527	3	0.10	0.77	1,783	361,185	15.66
250	01.200.50 - Research/non-class Laboratory	145,642	230,515	Laboratory, General	18	3	0.04	0.57	5,265	3	0.10	0.77	17,819	3,609,176	15.66
255	01.200.55 - Research/non-class Laboratory Service	15,954	25,251	Laboratory, General	18	3	0.04	0.57	577	3	0.10	0.77	1,952	395,358	15.66
		472,354	747,618						17,076				57,791	11,705,473	
	Office Facilities														
310	01.300.10 - Office	666,541	1,054,967	Office Building, 2 story	23	3	0.04	0.57	24,095	3	0.07	0.77	57,084	8,105,754	7.68
315	01.300.15 - Office Service	120,152	190,170	Office Building, 2 story	23	3	0.04	0.57	4,343	3	0.07	0.77	10,290	1,461,159	7.68
		786,693	1,245,137						28,439				67,374	9,566,914	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	59,025	93,422	College Lecture Classroom	8	3	0.04	0.57	2,134	3	0.06	0.77	4,333	684,313	7.32
355	01.300.55 - Conference Room Service	1,512	2,393	College Lecture Classroom	8	3	0.04	0.57	55	3	0.06	0.77	111	17,530	7.32
680	01.600.80 - Meeting Room	315,975	500,109	College Lecture Classroom	8	3	0.04	0.57	11,422	3	0.06	0.77	23,195	3,663,294	7.32
685	01.600.85 - Meeting Room Service	23,712	37,530	College Lecture Classroom	8	3	0.04	0.57	857	3	0.06	0.77	1,741	274,908	7.32
		400,224	633,454						14,468				29,380	4,640,045	
	Study Facilities														
410	01.400.10 - Study Room	51,103	80,883	Public Library, 3 story (24/7)	25	3	0.04	0.57	1,847	3	0.09	0.77	5,627	672,605	8.32
420	01.400.20 - Stack	39,311	62,219	Public Library, 3 story (24/7)	25	3	0.04	0.57	1,421	3	0.09	0.77	4,329	517,402	8.32
430	01.400.30 - Open-Stack Study Room	165,181	261,440	Public Library, 3 story (24/7)	25	3	0.04	0.57	5,971	3	0.09	0.77	18,188	2,174,073	8.32
440	01.400.40 - Processing Room	15,993	25,313	Public Library, 3 story (24/7)	25	3	0.04	0.57	578	3	0.09	0.77	1,761	210,496	8.32
455	01.400.55 - Study Service	9,990	15,812	Public Library, 3 story (24/7)	25	3	0.04	0.57	361	3	0.09	0.77	1,100	131,486	8.32
		281,578	445,667						10,179				31,005	3,706,062	
	Special Use Facilities														
510	01.500.10 - Armory	318	503	Warehouse, Temp Controlled	30	3	0.04	0.57	11	3	0.33	0.77	128	2,813	5.59
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	6,893	10,910	Movie Theater	22	3	0.04	0.57	249	3	0.27	0.77	2,277	118,300	10.84
535	01.500.35 - Media Production Service	909	1,439	Movie Theater	22	3	0.04	0.57	33	3	0.27	0.77	300	15,601	10.84
540	01.500.40 - Clinic	4,998	7,911	Office Building, 2 story	23	3	0.04	0.57	181	3	0.07	0.77	428	60,780	7.68
545	01.500.45 - Clinic Service	4,079	6,456	Office Building, 2 story	23	3	0.04	0.57	147	3	0.07	0.77	349	49,604	7.68
550	01.500.50 - Demonstration	33,705	53,347	Day Care Center	12	3	0.04	0.57	1,218	3	0.23	0.77	9,484	416,020	7.80
555	01.500.55 - Demonstration Service	4,999	7,912	Day Care Center	12	3	0.04	0.57	181	3	0.23	0.77	1,407	61,703	7.80
590	01.500.90 - Other (All Purpose)	5,245	8,302	Office Building, 2 story	23	3	0.04	0.57	190	3	0.07	0.77	449	63,784	7.68
		61,146	96,779						2,210				14,823	788,605	8.15
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	129,061	204,271	Health Club, w/Gymnasium	15	3	0.04	0.57	4,666	3	0.07	0.77	11,053	1,712,403	8.38
523	01.500.23 - Athletic Facilities Spectator Seating	17,360	27,477	Movie Theater	22	3	0.04	0.57	628	3	0.27	0.77	5,735	297,938	10.84
525	01.500.25 - Athletic or Physical Education Service	32,465	51,384	Health Club, w/Gymnasium	15	3	0.04	0.57	1,174	3	0.07	0.77	2,780	430,751	8.38
		178,886	283,132						6,467				19,568	2,441,092	8.62
	Agriculture & Animal														
560	01.500.60 - Field Building	3,365	5,326	Warehouse, Dry	29	3	0.04	0.57	122	3	0.11	0.77	453	19,765	3.71
570	01.500.70 - Animal Facilities	8,055	12,749	Laboratory, Life Science	19	3	0.04	0.57	291	3	0.10	0.77	986	288,418	22.62

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	3,407	5,392	Laboratory, Life Science	19	3	0.04	0.57	123	3	0.10	0.77	417	121,991	22.62
580	01.500.80 - Greenhouse	7,343	11,622	Greenhouse, Research	14	3	0.04	0.57	265	3	1.37	0.77	12,308	96,496	8.30
585	01.500.85 - Greenhouse Service	338	535	Greenhouse, Research	14	3	0.04	0.57	12	3	1.37	0.77	567	4,442	8.30
		22,508	35,625						814				14,730	531,113	14.91
	General Use Facilities														
610	01.600.10 - Assembly	38,938	61,629	College Auditorium	6	3	0.04	0.57	1,408	3	0.11	0.77	5,240	650,233	10.55
615	01.600.15 - Assembly Service	16,549	26,193	College Auditorium	6	3	0.04	0.57	598	3	0.11	0.77	2,227	276,355	10.55
620	01.600.20 - Exhibition	24,891	39,396	College Auditorium	6	3	0.04	0.57	900	3	0.11	0.77	3,350	415,659	10.55
625	01.600.25 - Exhibition Service	6,226	9,854	College Auditorium	6	3	0.04	0.57	225	3	0.11	0.77	838	103,969	10.55
630	01.600.30 - Food Facility	39,896	63,145	Cafeteria	4	3	0.04	0.57	1,442	3	0.13	0.77	6,345	1,124,463	17.81
635	01.600.35 - Food Facility Service	41,554	65,770	Cafeteria	4	3	0.04	0.57	1,502	3	0.13	0.77	6,609	1,171,194	17.81
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	77,132	122,081	Office Building, 2 story	23	3	0.04	0.57	2,788	3	0.07	0.77	6,606	937,996	7.68
655	01.600.55 - Lounge Service	2,339	3,702	Office Building, 2 story	23	3	0.04	0.57	85	3	0.07	0.77	200	28,444	7.68
660	01.600.60 - Merchandising	34,091	53,957	Store, Retail	27	3	0.04	0.57	1,232	3	0.34	0.77	14,181	484,122	8.97
665	01.600.65 - Merchandising Service	3,185	5,041	Store, Retail	27	3	0.04	0.57	115	3	0.34	0.77	1,325	45,230	8.97
670	01.600.70 - Recreation	90,408	143,093	Health Club, w/Gymnasium	15	3	0.04	0.57	3,268	3	0.07	0.77	7,743	1,199,548	8.38
675	01.600.75 - Recreation Service	9,636	15,251	Health Club, w/Gymnasium	15	3	0.04	0.57	348	3	0.07	0.77	825	127,852	8.38
		384,845	609,113						13,912				55,490	6,565,067	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	16,137	25,541	Data Center	11	3	0.04	0.57	583	3	0.11	0.77	2,172	1,599,011	62.61
715	01.700.15 - Central Computer or Telecommunicati	1,970	3,118	Data Center	11	3	0.04	0.57	71	3	0.11	0.77	265	195,207	62.61
720	01.700.20 - Shop	21,290	33,697	Maintenance Shop	20	3	0.04	0.57	770	3	0.23	0.77	5,991	266,735	7.92
725	01.700.25 - Shop Service	6,302	9,974	Maintenance Shop	20	3	0.04	0.57	228	3	0.23	0.77	1,773	78,956	7.92
730	01.700.30 - Central Storage	99,361	157,264	Warehouse, Dry	29	3	0.04	0.57	3,592	3	0.11	0.77	13,372	583,611	3.71
735	01.700.35 - Central Storage Service	1,872	2,963	Warehouse, Dry	29	3	0.04	0.57	68	3	0.11	0.77	252	10,995	3.71
740	01.700.40 - Vehicle Storage	448,794	710,328	Garage, Parking	13	3	0.04	0.57	16,224	3	0.07	0.77	38,436	1,240,276	1.75
745	01.700.45 - Vehicle Storage Service	1,509	2,388	Garage, Service Station	13	3	0.04	0.57	55	3	0.07	0.77	129	4,170	1.75
750	01.700.50 - Central Service	275	435	Post Office	24	3	0.04	0.57	10	3	0.21	0.77	71	3,217	7.39
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	734	1,162	Warehouse, HAZMAT	28	3	0.04	0.57	27	3	0.75	0.77	674	13,609	11.71
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	583	923	Warehouse, Dry	29	3	0.04	0.57	21	3	0.11	0.77	78	3,424	3.71
		598,827	947,793						21,648				63,213	3,999,212	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	2,072	3,279	Medical Clinic	21	3	0.04	0.57	75	3	0.21	0.77	532	55,358	16.88
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	649	1,027	Medical Clinic	21	3	0.04	0.57	23	3	0.21	0.77	167	17,340	16.88
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	UoM					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	112	177	Medical Clinic	21	3	0.04	0.57	4	3	0.21	0.77	29	2,992	16.88
880	01.800.80 - Public Waiting	2,115	3,348	Medical Clinic	21	3	0.04	0.57	76	3	0.21	0.77	543	56,507	16.88
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	266	421	Medical Clinic	21	3	0.04	0.57	10	3	0.21	0.77	68	7,107	16.88
		5,214	8,252						188				1,340	139,304	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	137,151	217,076	College Dormitory, 50 Room	7	3	0.04	0.57	4,958	3	0.11	0.77	18,458	2,396,933	11.04
919	01.900.19 - Toilet or Bath	34,931	55,287	College Dormitory, 50 Room	7	3	0.04	0.57	1,263	3	0.11	0.77	4,701	610,475	11.04
920	01.900.20 - Sleep/Study With Toilet or Bath	194,091	307,197	College Dormitory, 50 Room	7	3	0.04	0.57	7,016	3	0.11	0.77	26,121	3,392,051	11.04
935	01.900.35 - Sleep/Study Service	21,293	33,701	College Dormitory, 50 Room	7	3	0.04	0.57	770	3	0.11	0.77	2,866	372,129	11.04
950	01.900.50 - Apartment	255,557	404,483	College Dormitory, 50 Room	7	3	0.04	0.57	9,238	3	0.11	0.77	34,393	4,466,268	11.04
955	01.900.55 - Apartment Service	1,356	2,146	College Dormitory, 50 Room	7	3	0.04	0.57	49	3	0.11	0.77	182	23,698	11.04
970	01.900.70 - House	113,210	179,183	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	161,019	0.90
		757,589	1,199,073						23,294				86,721	11,422,574	
	TOTALS	**4,273,977**	**6,764,632**						**150,412**				**465,227**	**59,263,103**	
	Cost / SF by Category	**6,764,632**					**/gsf**		**0.02**		**/gsf**		**0.07**	**8.76**	**/ GSF**
		63.18%											**Adjustments:**		
					0										

Summary Data

	UoM	Cost / SF	Service Level
Gross SF	**6,764,632**		
Total O&M+Util		**8.76**	
O&M Net of			
Energy	1.97	6.79	
Water & Sewer	0.59	8.18	
Subtotal - Energy/Wtr/Sew.	2.56	6.20	
Net of All Utilities	**0.54**	**5.66**	

Energy:	**(13,352,754)**	
Water/Sewer:	**(3,957,962)**	
Telecom:	**(3,683,409)**	
	38,268,978	
	5.66	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	120,372	196,135	College Lecture Classroom	8	2	1.91	0.636	238,257	2	0.26	0.965	49,210	3	2.37	0.873	405,805
115	01.100.15 - Classroom Service	2,464	4,015	College Lecture Classroom	8	2	1.91	0.636	4,877	2	0.26	0.965	1,007	3	2.37	0.873	8,307
		122,836	200,150						243,134				50,218				414,112
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	97,330	158,590	Laboratory, General	18	2	2.58	0.636	260,227	2	0.26	0.965	39,790	3	6.85	0.873	948,376
215	01.200.15 - Class Laboratory Service	11,883	19,362	Laboratory, General	18	2	2.58	0.636	31,771	2	0.26	0.965	4,858	3	6.85	0.873	115,787
220	01.200.20 - Open Laboratory	8,381	13,656	Laboratory, General	18	2	2.58	0.636	22,408	2	0.26	0.965	3,426	3	6.85	0.873	81,664
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
250	01.200.50 - Research/non-class Laboratory	2,239	3,648	Laboratory, General	18	2	2.58	0.636	5,986	2	0.26	0.965	915	3	6.85	0.873	21,817
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
		119,833	195,257						320,393				48,990				1,167,644
	Office Facilities																
310	01.300.10 - Office	85,460	139,249	Office Building, 2 story	23	2	2.53	0.636	224,063	2	0.26	0.965	34,938	3	2.54	0.873	308,774
315	01.300.15 - Office Service	4,833	7,875	Office Building, 2 story	23	2	2.53	0.636	12,671	2	0.26	0.965	1,976	3	2.54	0.873	17,462
		90,293	147,124						236,734				36,913				326,236
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	9,786	15,945	College Lecture Classroom	8	2	1.91	0.636	19,370	2	0.26	0.965	4,001	3	2.37	0.873	32,991
355	01.300.55 - Conference Room Service	58	95	College Lecture Classroom	8	2	1.91	0.636	115	2	0.26	0.965	24	3	2.37	0.873	196
680	01.600.80 - Meeting Room	461	751	College Lecture Classroom	8	2	1.91	0.636	912	2	0.26	0.965	188	3	2.37	0.873	1,554
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
		10,305	16,791						20,397				4,213				34,741
	Study Facilities																
410	01.400.10 - Study Room	3,180	5,182	Public Library, 3 story (24/7)	25	2	2.34	0.636	7,711	2	0.26	0.965	1,300	3	2.96	0.873	13,389
420	01.400.20 - Stack	781	1,273	Public Library, 3 story (24/7)	25	2	2.34	0.636	1,894	2	0.26	0.965	319	3	2.96	0.873	3,288
430	01.400.30 - Open-Stack Study Room	17,705	28,849	Public Library, 3 story (24/7)	25	2	2.34	0.636	42,934	2	0.26	0.965	7,238	3	2.96	0.873	74,547
440	01.400.40 - Processing Room	3,124	5,090	Public Library, 3 story (24/7)	25	2	2.34	0.636	7,576	2	0.26	0.965	1,277	3	2.96	0.873	13,154
455	01.400.55 - Study Service	725	1,181	Public Library, 3 story (24/7)	25	2	2.34	0.636	1,758	2	0.26	0.965	296	3	2.96	0.873	3,053
		25,515	41,574						61,873				10,431				107,431
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
530	01.500.30 - Media Production	4,153	6,767	Movie Theater	22	2	4.09	0.636	17,602	2	0.26	0.965	1,698	3	3.74	0.873	22,094
535	01.500.35 - Media Production Service	1,423	2,319	Movie Theater	22	2	4.09	0.636	6,031	2	0.26	0.965	582	3	3.74	0.873	7,570
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
550	01.500.50 - Demonstration	7,133	11,623	Day Care Center	12	2	2.51	0.636	18,554	2	0.26	0.965	2,916	3	2.75	0.873	27,903
555	01.500.55 - Demonstration Service	4,206	6,853	Day Care Center	12	2	2.51	0.636	10,940	2	0.26	0.965	1,719	3	2.75	0.873	16,453
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
		16,915	27,561						53,128				6,915				74,020
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	4,305	7,015	Health Club, w/Gymnasium	15	2	1.77	0.636	7,896	2	0.26	0.965	1,760	3	2.99	0.873	18,310
523	01.500.23 - Athletic Facilities Spectator Seating	13,781	22,455	Movie Theater	22	2	4.09	0.636	58,410	2	0.26	0.965	5,634	3	3.74	0.873	73,315
525	01.500.25 - Athletic or Physical Education Service	8,913	14,523	Health Club, w/Gymnasium	15	2	1.77	0.636	16,349	2	0.26	0.965	3,644	3	2.99	0.873	37,909
		26,999	43,992						82,656				11,038				129,534
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.636	-	2	0.26	0.965	-	3	5.27	0.873	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.636	-	2	0.26	0.965	-	3	5.27	0.873	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	1,097	1,787	College Auditorium	6	2	4.49	0.636	5,104	2	0.26	0.965	448	3	3.49	0.873	5,446
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
630	01.600.30 - Food Facility	7,670	12,498	Cafeteria	4	2	5.59	0.636	44,432	2	0.26	0.965	3,136	3	4.53	0.873	49,424
635	01.600.35 - Food Facility Service	6,024	9,816	Cafeteria	4	2	5.59	0.636	34,897	2	0.26	0.965	2,463	3	4.53	0.873	38,817
640	01.600.40 - Day Care	4,307	7,018	Day Care Center	12	2	2.51	0.636	11,203	2	0.26	0.965	1,761	3	2.75	0.873	16,848
645	01.600.45 - Day Care Service	1,320	2,151	Day Care Center	12	2	2.51	0.636	3,433	2	0.26	0.965	540	3	2.75	0.873	5,164
650	01.600.50 - Lounge	4,060	6,615	Office Building, 2 story	23	2	2.53	0.636	10,645	2	0.26	0.965	1,660	3	2.54	0.873	14,669
655	01.600.55 - Lounge Service	85	138	Office Building, 2 story	23	2	2.53	0.636	223	2	0.26	0.965	35	3	2.54	0.873	307
660	01.600.60 - Merchandising	3,438	5,602	Store, Retail	27	2	2.33	0.636	8,301	2	0.26	0.965	1,406	3	3.74	0.873	18,290
665	01.600.65 - Merchandising Service	694	1,131	Store, Retail	27	2	2.33	0.636	1,676	2	0.26	0.965	284	3	3.74	0.873	3,692
670	01.600.70 - Recreation	826	1,346	Health Club, w/Gymnasium	15	2	1.77	0.636	1,515	2	0.26	0.965	338	3	2.99	0.873	3,513
675	01.600.75 - Recreation Service	153	249	Health Club, w/Gymnasium	15	2	1.77	0.636	281	2	0.26	0.965	63	3	2.99	0.873	651
		29,674	48,351						121,710				12,131				156,821
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,063	3,361	Data Center	11	2	1.21	0.636	2,587	2	0.26	0.965	843	3	17.27	0.873	50,680
715	01.700.15 - Central Computer or Telecommunicati	3,586	5,843	Data Center	11	2	1.21	0.636	4,497	2	0.26	0.965	1,466	3	17.27	0.873	88,094
720	01.700.20 - Shop	2,009	3,273	Maintenance Shop	20	2	1.51	0.636	3,144	2	0.26	0.965	821	3	3.25	0.873	9,288
725	01.700.25 - Shop Service	1,868	3,044	Maintenance Shop	20	2	1.51	0.636	2,923	2	0.26	0.965	764	3	3.25	0.873	8,636
730	01.700.30 - Central Storage	12,256	19,970	Warehouse, Dry	29	2	0.14	0.636	1,778	2	0.26	0.965	5,010	3	2.40	0.873	41,841
735	01.700.35 - Central Storage Service	38	62	Warehouse, Dry	29	2	0.14	0.636	6	2	0.26	0.965	16	3	2.40	0.873	130
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.636	-	3	0.13	0.965	-	3	0.84	0.873	-
745	01.700.45 - Vehicle Storage Service	2,417	3,938	Garage, Service Station	13	3	0.09	0.636	225	3	0.13	0.965	494	3	0.84	0.873	2,888
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
760	01.700.60 - Hazardous Materials Storage	288	469	Warehouse, HAZMAT	28	2	0.21	0.636	63	2	0.26	0.965	118	3	10.18	0.873	4,170
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
780	01.700.80 - Unit Storage	1,423	2,319	Warehouse, Dry	29	2	0.14	0.636	206	2	0.26	0.965	582	3	2.40	0.873	4,858
		25,948	42,280						15,428				10,114				210,585
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
850	01.800.50 - Treatment/Examination Clinic	2,337	3,808	Medical Clinic	21	2	8.67	0.636	20,997	2	0.26	0.965	955	3	3.91	0.873	12,998
855	01.800.55 - Treatment/Examination Clinic Service	685	1,116	Medical Clinic	21	2	8.67	0.636	6,155	2	0.26	0.965	280	3	3.91	0.873	3,810
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
		3,022	4,924						27,152				1,235				16,808
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.636	-	0	-	0.965	-	0	-	0.873	-
		0	0						-				-				-
	TOTALS	**471,340**	**768,004**						**1,182,603**				**192,198**				**2,637,932**
	Cost / SF by Category	**768,004**							**1.54**		**/gsf**		**0.25**		**/gsf**		**3.43**
		61.37%															

0 Service Level Offset for =vlookup( )

Summary Data

	ChSCC	Cost / SF	Service Level
Gross SF	**768,004**		
Total O&M+Util		**10.95**	
O&M Net of			
Energy	2.90	8.05	
Water & Sewer	1.18	9.77	
Subtotal - Energy/Wtr/Sew.	4.07	6.88	
Net of All Utilities	**0.72**	**6.16**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	120,372	196,135	College Lecture Classroom	8	3	0.56	1.00	109,835	3	0.06	0.719	8,461	3	0.05	0.89	8,728
115	01.100.15 - Classroom Service	2,464	4,015	College Lecture Classroom	8	3	0.56	1.00	2,248	3	0.06	0.719	173	3	0.05	0.89	179
		122,836	200,150						112,084				8,634				8,907
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	97,330	158,590	Laboratory, General	18	3	0.92	1.00	145,903	3	0.06	0.719	6,842	3	0.05	0.89	7,057
215	01.200.15 - Class Laboratory Service	11,883	19,362	Laboratory, General	18	3	0.92	1.00	17,813	3	0.06	0.719	835	3	0.05	0.89	862
220	01.200.20 - Open Laboratory	8,381	13,656	Laboratory, General	18	3	0.92	1.00	12,564	3	0.06	0.719	589	3	0.05	0.89	608
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
250	01.200.50 - Research/non-class Laboratory	2,239	3,648	Laboratory, General	18	3	0.92	1.00	3,356	3	0.06	0.719	157	3	0.05	0.89	162
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		119,833	195,257						179,636				8,423				8,689
	Office Facilities																
310	01.300.10 - Office	85,460	139,249	Office Building, 2 story	23	3	0.54	1.00	75,194	3	0.06	0.719	6,007	3	0.05	0.89	6,197
315	01.300.15 - Office Service	4,833	7,875	Office Building, 2 story	23	3	0.54	1.00	4,252	3	0.06	0.719	340	3	0.05	0.89	350
		90,293	147,124						79,447				6,347				6,547
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	9,786	15,945	College Lecture Classroom	8	3	0.56	1.00	8,929	3	0.06	0.719	688	3	0.05	0.89	710
355	01.300.55 - Conference Room Service	58	95	College Lecture Classroom	8	3	0.56	1.00	53	3	0.06	0.719	4	3	0.05	0.89	4
680	01.600.80 - Meeting Room	461	751	College Lecture Classroom	8	3	0.56	1.00	421	3	0.06	0.719	32	3	0.05	0.89	33
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		10,305	16,791						9,403				724				747
	Study Facilities																
410	01.400.10 - Study Room	3,180	5,182	Public Library, 3 story (24/7)	25	3	0.63	1.00	3,264	3	0.06	0.719	224	3	0.05	0.89	231
420	01.400.20 - Stack	781	1,273	Public Library, 3 story (24/7)	25	3	0.63	1.00	802	3	0.06	0.719	55	3	0.05	0.89	57
430	01.400.30 - Open-Stack Study Room	17,705	28,849	Public Library, 3 story (24/7)	25	3	0.63	1.00	18,175	3	0.06	0.719	1,245	3	0.05	0.89	1,284
440	01.400.40 - Processing Room	3,124	5,090	Public Library, 3 story (24/7)	25	3	0.63	1.00	3,207	3	0.06	0.719	220	3	0.05	0.89	227
455	01.400.55 - Study Service	725	1,181	Public Library, 3 story (24/7)	25	3	0.63	1.00	744	3	0.06	0.719	51	3	0.05	0.89	53
		25,515	41,574						26,192				1,794				1,850
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
530	01.500.30 - Media Production	4,153	6,767	Movie Theater	22	3	0.58	1.00	3,925	3	0.06	0.719	292	3	0.05	0.89	301
535	01.500.35 - Media Production Service	1,423	2,319	Movie Theater	22	3	0.58	1.00	1,345	3	0.06	0.719	100	3	0.05	0.89	103
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
550	01.500.50 - Demonstration	7,133	11,623	Day Care Center	12	3	0.68	1.00	7,903	3	0.06	0.719	501	3	0.05	0.89	517
555	01.500.55 - Demonstration Service	4,206	6,853	Day Care Center	12	3	0.68	1.00	4,660	3	0.06	0.719	296	3	0.05	0.89	305
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		16,915	27,561						17,833				1,189				1,226
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	4,305	7,015	Health Club, w/Gymnasium	15	3	0.58	1.00	4,068	3	0.06	0.719	303	3	0.05	0.89	312
523	01.500.23 - Athletic Facilities Spectator Seating	13,781	22,455	Movie Theater	22	3	0.58	1.00	13,024	3	0.06	0.719	969	3	0.05	0.89	999
525	01.500.25 - Athletic or Physical Education Service	8,913	14,523	Health Club, w/Gymnasium	15	3	0.58	1.00	8,423	3	0.06	0.719	627	3	0.05	0.89	646
		26,999	43,992						25,516				1,898				1,958
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.719	-	3	0.11	0.89	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.719	-	3	0.11	0.89	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	1,097	1,787	College Auditorium	6	3	0.48	1.00	858	3	0.06	0.719	77	3	0.05	0.89	80
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
630	01.600.30 - Food Facility	7,670	12,498	Cafeteria	4	3	0.90	1.00	11,248	3	0.06	0.719	539	3	1.03	0.89	11,456
635	01.600.35 - Food Facility Service	6,024	9,816	Cafeteria	4	3	0.90	1.00	8,834	3	0.06	0.719	423	3	1.03	0.89	8,998
640	01.600.40 - Day Care	4,307	7,018	Day Care Center	12	3	0.68	1.00	4,772	3	0.06	0.719	303	3	0.05	0.89	312
645	01.600.45 - Day Care Service	1,320	2,151	Day Care Center	12	3	0.68	1.00	1,463	3	0.06	0.719	93	3	0.05	0.89	96
650	01.600.50 - Lounge	4,060	6,615	Office Building, 2 story	23	3	0.54	1.00	3,572	3	0.06	0.719	285	3	0.05	0.89	294
655	01.600.55 - Lounge Service	85	138	Office Building, 2 story	23	3	0.54	1.00	75	3	0.06	0.719	6	3	0.05	0.89	6
660	01.600.60 - Merchandising	3,438	5,602	Store, Retail	27	3	0.56	1.00	3,137	3	0.06	0.719	242	3	0.05	0.89	249
665	01.600.65 - Merchandising Service	694	1,131	Store, Retail	27	3	0.56	1.00	633	3	0.06	0.719	49	3	0.05	0.89	50
670	01.600.70 - Recreation	826	1,346	Health Club, w/Gymnasium	15	3	0.58	1.00	781	3	0.06	0.719	58	3	0.05	0.89	60
675	01.600.75 - Recreation Service	153	249	Health Club, w/Gymnasium	15	3	0.58	1.00	145	3	0.06	0.719	11	3	0.05	0.89	11
		29,674	48,351						35,517				2,086				21,613
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,063	3,361	Data Center	11	3	2.29	1.00	7,698	3	0.06	0.719	145	3	0.05	0.89	150
715	01.700.15 - Central Computer or Telecommunicati	3,586	5,843	Data Center	11	3	2.29	1.00	13,381	3	0.06	0.719	252	3	0.05	0.89	260
720	01.700.20 - Shop	2,009	3,273	Maintenance Shop	20	3	0.58	1.00	1,899	3	0.06	0.719	141	3	0.05	0.89	146
725	01.700.25 - Shop Service	1,868	3,044	Maintenance Shop	20	3	0.58	1.00	1,765	3	0.06	0.719	131	3	0.05	0.89	135
730	01.700.30 - Central Storage	12,256	19,970	Warehouse, Dry	29	3	0.32	1.00	6,390	3	0.06	0.719	862	3	0.01	0.89	178
735	01.700.35 - Central Storage Service	38	62	Warehouse, Dry	29	3	0.32	1.00	20	3	0.06	0.719	3	3	0.01	0.89	1
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
745	01.700.45 - Vehicle Storage Service	2,417	3,938	Garage, Service Station	13	3	0.29	1.00	1,142	3	0.06	0.719	170	3	0.01	0.89	35
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
760	01.700.60 - Hazardous Materials Storage	288	469	Warehouse, HAZMAT	28	3	0.74	1.00	347	3	0.06	0.719	20	3	0.01	0.89	4
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
780	01.700.80 - Unit Storage	1,423	2,319	Warehouse, Dry	29	3	0.32	1.00	742	3	0.06	0.719	100	3	0.01	0.89	21
		25,948	42,280						33,384				1,824				929
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
850	01.800.50 - Treatment/Examination Clinic	2,337	3,808	Medical Clinic	21	3	0.86	1.00	3,275	3	0.06	0.719	164	3	0.07	0.89	237
855	01.800.55 - Treatment/Examination Clinic Service	685	1,116	Medical Clinic	21	3	0.86	1.00	960	3	0.06	0.719	48	3	0.07	0.89	70
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
		3,022	4,924						4,235				212				307
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	0	-	0.89	-
		0	0						-				-				-
	TOTALS	**471,340**	**768,004**						**523,246**				**33,132**				**52,773**
	Cost / SF by Category	**768,004**					**/gsf**		**0.68**		**/gsf**		**0.04**		**/gsf**		**0.07**
		61.37%															
					0												

Summary Data

	ChSCC	Cost / SF	Service Level
Gross SF	768,004		
Total O&M+Util		**10.95**	
O&M Net of			
Energy	2.90	8.05	
Water & Sewer	1.18	9.77	
Subtotal - Energy/Wtr/Sew.	4.07	6.88	
Net of All Utilities	**0.72**	**6.16**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	1			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	120,372	196,135	College Lecture Classroom	8	3	0.04	1.00	7,845	3	0.06	1.00	11,768	1,563,094	7.97
115	01.100.15 - Classroom Service	2,464	4,015	College Lecture Classroom	8	3	0.04	1.00	161	3	0.06	1.00	241	31,996	7.97
		122,836	200,150						8,006				12,009	1,595,091	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	97,330	158,590	Laboratory, General	18	3	0.04	1.00	6,344	3	0.10	1.00	15,859	2,492,634	15.72
215	01.200.15 - Class Laboratory Service	11,883	19,362	Laboratory, General	18	3	0.04	1.00	774	3	0.10	1.00	1,936	304,325	15.72
220	01.200.20 - Open Laboratory	8,381	13,656	Laboratory, General	18	3	0.04	1.00	546	3	0.10	1.00	1,366	214,639	15.72
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	2,239	3,648	Laboratory, General	18	3	0.04	1.00	146	3	0.10	1.00	365	57,341	15.72
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		119,833	195,257						7,810				19,526	3,068,939	
	Office Facilities														
310	01.300.10 - Office	85,460	139,249	Office Building, 2 story	23	3	0.04	1.00	5,570	3	0.07	1.00	9,747	1,074,646	7.72
315	01.300.15 - Office Service	4,833	7,875	Office Building, 2 story	23	3	0.04	1.00	315	3	0.07	1.00	551	60,774	7.72
		90,293	147,124						5,885				10,299	1,135,420	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	9,786	15,945	College Lecture Classroom	8	3	0.04	1.00	638	3	0.06	1.00	957	127,076	7.97
355	01.300.55 - Conference Room Service	58	95	College Lecture Classroom	8	3	0.04	1.00	4	3	0.06	1.00	6	753	7.97
680	01.600.80 - Meeting Room	461	751	College Lecture Classroom	8	3	0.04	1.00	30	3	0.06	1.00	45	5,986	7.97
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		10,305	16,791						672				1,007	133,816	
	Study Facilities														
410	01.400.10 - Study Room	3,180	5,182	Public Library, 3 story (24/7)	25	3	0.04	1.00	207	3	0.09	1.00	466	44,087	8.51
420	01.400.20 - Stack	781	1,273	Public Library, 3 story (24/7)	25	3	0.04	1.00	51	3	0.09	1.00	115	10,828	8.51
430	01.400.30 - Open-Stack Study Room	17,705	28,849	Public Library, 3 story (24/7)	25	3	0.04	1.00	1,154	3	0.09	1.00	2,596	245,460	8.51
440	01.400.40 - Processing Room	3,124	5,090	Public Library, 3 story (24/7)	25	3	0.04	1.00	204	3	0.09	1.00	458	43,311	8.51
455	01.400.55 - Study Service	725	1,181	Public Library, 3 story (24/7)	25	3	0.04	1.00	47	3	0.09	1.00	106	10,051	8.51
		25,515	41,574						1,663				3,742	353,737	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	4,153	6,767	Movie Theater	22	3	0.04	1.00	271	3	0.27	1.00	1,827	75,722	11.19
535	01.500.35 - Media Production Service	1,423	2,319	Movie Theater	22	3	0.04	1.00	93	3	0.27	1.00	626	25,946	11.19
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	7,133	11,623	Day Care Center	12	3	0.04	1.00	465	3	0.23	1.00	2,673	95,275	8.20
555	01.500.55 - Demonstration Service	4,206	6,853	Day Care Center	12	3	0.04	1.00	274	3	0.23	1.00	1,576	56,179	8.20
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		16,915	27,561						1,102				6,703	253,121	9.18
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	4,305	7,015	Health Club, w/Gymnasium	15	3	0.04	1.00	281	3	0.07	1.00	491	62,851	8.96
523	01.500.23 - Athletic Facilities Spectator Seating	13,781	22,455	Movie Theater	22	3	0.04	1.00	898	3	0.27	1.00	6,063	251,270	11.19
525	01.500.25 - Athletic or Physical Education Service	8,913	14,523	Health Club, w/Gymnasium	15	3	0.04	1.00	581	3	0.07	1.00	1,017	130,125	8.96
		26,999	43,992						1,760				7,570	444,246	10.10
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	1			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	1,097	1,787	College Auditorium	6	3	0.04	1.00	71	3	0.11	1.00	197	19,122	10.70
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	7,670	12,498	Cafeteria	4	3	0.04	1.00	500	3	0.13	1.00	1,625	224,926	18.00
635	01.600.35 - Food Facility Service	6,024	9,816	Cafeteria	4	3	0.04	1.00	393	3	0.13	1.00	1,276	176,656	18.00
640	01.600.40 - Day Care	4,307	7,018	Day Care Center	12	3	0.04	1.00	281	3	0.23	1.00	1,614	57,528	8.20
645	01.600.45 - Day Care Service	1,320	2,151	Day Care Center	12	3	0.04	1.00	86	3	0.23	1.00	495	17,631	8.20
650	01.600.50 - Lounge	4,060	6,615	Office Building, 2 story	23	3	0.04	1.00	265	3	0.07	1.00	463	51,054	7.72
655	01.600.55 - Lounge Service	85	138	Office Building, 2 story	23	3	0.04	1.00	6	3	0.07	1.00	10	1,069	7.72
660	01.600.60 - Merchandising	3,438	5,602	Store, Retail	27	3	0.04	1.00	224	3	0.34	1.00	1,905	50,971	9.10
665	01.600.65 - Merchandising Service	694	1,131	Store, Retail	27	3	0.04	1.00	45	3	0.34	1.00	384	10,289	9.10
670	01.600.70 - Recreation	826	1,346	Health Club, w/Gymnasium	15	3	0.04	1.00	54	3	0.07	1.00	94	12,059	8.96
675	01.600.75 - Recreation Service	153	249	Health Club, w/Gymnasium	15	3	0.04	1.00	10	3	0.07	1.00	17	2,234	8.96
		29,674	48,351						1,934				8,080	623,539	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	2,063	3,361	Data Center	11	3	0.04	1.00	134	3	0.11	1.00	370	208,505	62.03
715	01.700.15 - Central Computer or Telecommunicati	3,586	5,843	Data Center	11	3	0.04	1.00	234	3	0.11	1.00	643	362,433	62.03
720	01.700.20 - Shop	2,009	3,273	Maintenance Shop	20	3	0.04	1.00	131	3	0.23	1.00	753	26,514	8.10
725	01.700.25 - Shop Service	1,868	3,044	Maintenance Shop	20	3	0.04	1.00	122	3	0.23	1.00	700	24,653	8.10
730	01.700.30 - Central Storage	12,256	19,970	Warehouse, Dry	29	3	0.04	1.00	799	3	0.11	1.00	2,197	76,404	3.83
735	01.700.35 - Central Storage Service	38	62	Warehouse, Dry	29	3	0.04	1.00	2	3	0.11	1.00	7	237	3.83
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	2,417	3,938	Garage, Service Station	13	3	0.04	1.00	158	3	0.07	1.00	276	7,073	1.80
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	288	469	Warehouse, HAZMAT	28	3	0.04	1.00	19	3	0.75	1.00	352	5,688	12.12
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	1,423	2,319	Warehouse, Dry	29	3	0.04	1.00	93	3	0.11	1.00	255	8,871	3.83
		25,948	42,280						1,691				5,552	720,379	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	2,337	3,808	Medical Clinic	21	3	0.04	1.00	152	3	0.21	1.00	800	62,271	16.35
855	01.800.55 - Treatment/Examination Clinic Service	685	1,116	Medical Clinic	21	3	0.04	1.00	45	3	0.21	1.00	234	18,252	16.35
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	ChSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	1			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		3,022	4,924						197				1,034	80,524	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**471,340**	**768,004**						**30,720**				**75,521**	**8,408,812**	
	Cost / SF by Category	**768,004**					**/gsf**		**0.04**		**/gsf**		**0.10**	**10.95**	**/ GSF**
		61.37%											**Adjustments:**		
					0										

Summary Data

	ChSCC	Cost / SF	Service Level
Gross SF	**768,004**		
Total O&M+Util		**10.95**	
O&M Net of			
Energy	2.90	8.05	
Water & Sewer	1.18	9.77	
Subtotal - Energy/Wtr/Sew.	4.07	6.88	
Net of All Utilities	**0.72**	**6.16**	

Energy:	**(2,223,949)**	
Water/Sewer:	**(902,689)**	
Telecom:	**(554,049)**	
	4,728,124	
	6.16	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	CISCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	30,070	45,331	College Lecture Classroom	8	2	1.91	0.636	55,067	2	0.26	0.965	11,374	3	2.37	0.873	93,791
115	01.100.15 - Classroom Service	5,226	7,878	College Lecture Classroom	8	2	1.91	0.636	9,570	2	0.26	0.965	1,977	3	2.37	0.873	16,300
		35,296	53,210						64,637				13,350				110,092
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	32,127	48,432	Laboratory, General	18	2	2.58	0.636	79,472	2	0.26	0.965	12,152	3	6.85	0.873	289,629
215	01.200.15 - Class Laboratory Service	3,363	5,070	Laboratory, General	18	2	2.58	0.636	8,319	2	0.26	0.965	1,272	3	6.85	0.873	30,318
220	01.200.20 - Open Laboratory	598	902	Laboratory, General	18	2	2.58	0.636	1,479	2	0.26	0.965	226	3	6.85	0.873	5,391
225	01.200.25 - Open Laboratory Service	1,306	1,969	Laboratory, General	18	2	2.58	0.636	3,231	2	0.26	0.965	494	3	6.85	0.873	11,774
250	01.200.50 - Research/non-class Laboratory	890	1,342	Laboratory, General	18	2	2.58	0.636	2,202	2	0.26	0.965	337	3	6.85	0.873	8,023
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
		38,284	57,714						94,702				14,481				345,135
	Office Facilities																
310	01.300.10 - Office	38,573	58,150	Office Building, 2 story	23	2	2.53	0.636	93,568	2	0.26	0.965	14,590	3	2.54	0.873	128,943
315	01.300.15 - Office Service	6,699	10,099	Office Building, 2 story	23	2	2.53	0.636	16,250	2	0.26	0.965	2,534	3	2.54	0.873	22,394
		45,272	68,249						109,818				17,124				151,337
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	755	1,138	College Lecture Classroom	8	2	1.91	0.636	1,383	2	0.26	0.965	286	3	2.37	0.873	2,355
355	01.300.55 - Conference Room Service	35	53	College Lecture Classroom	8	2	1.91	0.636	64	2	0.26	0.965	13	3	2.37	0.873	109
680	01.600.80 - Meeting Room	3,902	5,882	College Lecture Classroom	8	2	1.91	0.636	7,146	2	0.26	0.965	1,476	3	2.37	0.873	12,171
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
		4,692	7,073						8,592				1,775				14,635
	Study Facilities																
410	01.400.10 - Study Room	1,418	2,138	Public Library, 3 story (24/7)	25	2	2.34	0.636	3,181	2	0.26	0.965	536	3	2.96	0.873	5,524
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
430	01.400.30 - Open-Stack Study Room	13,563	20,447	Public Library, 3 story (24/7)	25	2	2.34	0.636	30,430	2	0.26	0.965	5,130	3	2.96	0.873	52,836
440	01.400.40 - Processing Room	637	960	Public Library, 3 story (24/7)	25	2	2.34	0.636	1,429	2	0.26	0.965	241	3	2.96	0.873	2,481
455	01.400.55 - Study Service	1,511	2,278	Public Library, 3 story (24/7)	25	2	2.34	0.636	3,390	2	0.26	0.965	572	3	2.96	0.873	5,886
		17,129	25,823						38,430				6,479				66,727
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
530	01.500.30 - Media Production	1,417	2,136	Movie Theater	22	2	4.09	0.636	5,557	2	0.26	0.965	536	3	3.74	0.873	6,975
535	01.500.35 - Media Production Service	1,022	1,541	Movie Theater	22	2	4.09	0.636	4,008	2	0.26	0.965	387	3	3.74	0.873	5,030
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
590	01.500.90 - Other (All Purpose)	22,510	33,935	Office Building, 2 story	23	2	2.53	0.636	54,603	2	0.26	0.965	8,514	3	2.54	0.873	75,247
		24,949	37,611						64,168				9,437				87,252
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	13,434	20,252	Health Club, w/Gymnasium	15	2	1.77	0.636	22,798	2	0.26	0.965	5,081	3	2.99	0.873	52,864
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
525	01.500.25 - Athletic or Physical Education Service	11,290	17,020	Health Club, w/Gymnasium	15	2	1.77	0.636	19,160	2	0.26	0.965	4,270	3	2.99	0.873	44,427
		24,724	37,272						41,958				9,352				97,291
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	CISCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.636	-	2	0.26	0.965	-	3	5.27	0.873	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.636	-	2	0.26	0.965	-	3	5.27	0.873	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	7,794	11,750	College Auditorium	6	2	4.49	0.636	33,553	2	0.26	0.965	2,948	3	3.49	0.873	35,799
615	01.600.15 - Assembly Service	2,971	4,479	College Auditorium	6	2	4.49	0.636	12,790	2	0.26	0.965	1,124	3	3.49	0.873	13,646
620	01.600.20 - Exhibition	1,425	2,148	College Auditorium	6	2	4.49	0.636	6,135	2	0.26	0.965	539	3	3.49	0.873	6,545
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
630	01.600.30 - Food Facility	187	282	Cafeteria	4	2	5.59	0.636	1,002	2	0.26	0.965	71	3	4.53	0.873	1,115
635	01.600.35 - Food Facility Service	4,693	7,075	Cafeteria	4	2	5.59	0.636	25,153	2	0.26	0.965	1,775	3	4.53	0.873	27,979
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
650	01.600.50 - Lounge	878	1,324	Office Building, 2 story	23	2	2.53	0.636	2,130	2	0.26	0.965	332	3	2.54	0.873	2,935
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
660	01.600.60 - Merchandising	1,761	2,655	Store, Retail	27	2	2.33	0.636	3,934	2	0.26	0.965	666	3	3.74	0.873	8,668
665	01.600.65 - Merchandising Service	708	1,067	Store, Retail	27	2	2.33	0.636	1,582	2	0.26	0.965	268	3	3.74	0.873	3,485
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
		20,417	30,779						86,278				7,723				100,171
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	528	796	Data Center	11	2	1.21	0.636	613	2	0.26	0.965	200	3	17.27	0.873	12,001
715	01.700.15 - Central Computer or Telecommunicati	787	1,186	Data Center	11	2	1.21	0.636	913	2	0.26	0.965	298	3	17.27	0.873	17,887
720	01.700.20 - Shop	10,175	15,339	Maintenance Shop	20	2	1.51	0.636	14,731	2	0.26	0.965	3,849	3	3.25	0.873	43,521
725	01.700.25 - Shop Service	1,898	2,861	Maintenance Shop	20	2	1.51	0.636	2,748	2	0.26	0.965	718	3	3.25	0.873	8,118
730	01.700.30 - Central Storage	3,852	5,807	Warehouse, Dry	29	2	0.14	0.636	517	2	0.26	0.965	1,457	3	2.40	0.873	12,167
735	01.700.35 - Central Storage Service	1,139	1,717	Warehouse, Dry	29	2	0.14	0.636	153	2	0.26	0.965	431	3	2.40	0.873	3,598
740	01.700.40 - Vehicle Storage	2,400	3,618	Garage, Parking	13	3	0.09	0.636	207	3	0.13	0.965	454	3	0.84	0.873	2,653
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.636	-	3	0.13	0.965	-	3	0.84	0.873	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
		20,779	31,325						19,882				7,406				99,945
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**ClSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	**1**			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
919	01.900.19 - Toilet or Bath	1,192	1,797	College Dormitory, 50 Room	7	3	5.15	0.636	5,886	2	0.26	0.965	451	3	4.77	0.873	7,483
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.636	-	0	-	0.965	-	0	-	0.873	-
		1,192	1,797						5,886				451				7,483
	TOTALS	**232,734**	**350,854**						**534,352**				**87,575**				**1,080,068**
	Cost / SF by Category	**350,854**							**1.52**		**/gsf**		**0.25**		**/gsf**		**3.08**
		66.33%															

0 Service Level Offset for =vlookup( )

Summary Data

	ClSCC	Cost / SF	Service Level
Gross SF	**350,854**		
Total O&M+Util		**9.89**	
O&M Net of			
Energy	2.41	7.48	
Water & Sewer	1.08	8.81	
Subtotal - Energy/Wtr/Sew.	3.48	6.40	
Net of All Utilities	**0.69**	**5.72**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**ClSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	30,070	45,331	College Lecture Classroom	8	3	0.56	1.00	25,386	3	0.06	0.719	1,956	3	0.05	0.89	2,017
115	01.100.15 - Classroom Service	5,226	7,878	College Lecture Classroom	8	3	0.56	1.00	4,412	3	0.06	0.719	340	3	0.05	0.89	351
		35,296	53,210						29,798				2,295				2,368
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	32,127	48,432	Laboratory, General	18	3	0.92	1.00	44,558	3	0.06	0.719	2,089	3	0.05	0.89	2,155
215	01.200.15 - Class Laboratory Service	3,363	5,070	Laboratory, General	18	3	0.92	1.00	4,664	3	0.06	0.719	219	3	0.05	0.89	226
220	01.200.20 - Open Laboratory	598	902	Laboratory, General	18	3	0.92	1.00	829	3	0.06	0.719	39	3	0.05	0.89	40
225	01.200.25 - Open Laboratory Service	1,306	1,969	Laboratory, General	18	3	0.92	1.00	1,811	3	0.06	0.719	85	3	0.05	0.89	88
250	01.200.50 - Research/non-class Laboratory	890	1,342	Laboratory, General	18	3	0.92	1.00	1,234	3	0.06	0.719	58	3	0.05	0.89	60
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		38,284	57,714						53,097				2,490				2,568
	Office Facilities																
310	01.300.10 - Office	38,573	58,150	Office Building, 2 story	23	3	0.54	1.00	31,401	3	0.06	0.719	2,509	3	0.05	0.89	2,588
315	01.300.15 - Office Service	6,699	10,099	Office Building, 2 story	23	3	0.54	1.00	5,453	3	0.06	0.719	436	3	0.05	0.89	449
		45,272	68,249						36,854				2,944				3,037
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	755	1,138	College Lecture Classroom	8	3	0.56	1.00	637	3	0.06	0.719	49	3	0.05	0.89	51
355	01.300.55 - Conference Room Service	35	53	College Lecture Classroom	8	3	0.56	1.00	30	3	0.06	0.719	2	3	0.05	0.89	2
680	01.600.80 - Meeting Room	3,902	5,882	College Lecture Classroom	8	3	0.56	1.00	3,294	3	0.06	0.719	254	3	0.05	0.89	262
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		4,692	7,073						3,961				305				315
	Study Facilities																
410	01.400.10 - Study Room	1,418	2,138	Public Library, 3 story (24/7)	25	3	0.63	1.00	1,347	3	0.06	0.719	92	3	0.05	0.89	95
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
430	01.400.30 - Open-Stack Study Room	13,563	20,447	Public Library, 3 story (24/7)	25	3	0.63	1.00	12,881	3	0.06	0.719	882	3	0.05	0.89	910
440	01.400.40 - Processing Room	637	960	Public Library, 3 story (24/7)	25	3	0.63	1.00	605	3	0.06	0.719	41	3	0.05	0.89	43
455	01.400.55 - Study Service	1,511	2,278	Public Library, 3 story (24/7)	25	3	0.63	1.00	1,435	3	0.06	0.719	98	3	0.05	0.89	101
		17,129	25,823						16,268				1,114				1,149
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
530	01.500.30 - Media Production	1,417	2,136	Movie Theater	22	3	0.58	1.00	1,239	3	0.06	0.719	92	3	0.05	0.89	95
535	01.500.35 - Media Production Service	1,022	1,541	Movie Theater	22	3	0.58	1.00	894	3	0.06	0.719	66	3	0.05	0.89	69
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
590	01.500.90 - Other (All Purpose)	22,510	33,935	Office Building, 2 story	23	3	0.54	1.00	18,325	3	0.06	0.719	1,464	3	0.05	0.89	1,510
		24,949	37,611						20,457				1,623				1,674
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	13,434	20,252	Health Club, w/Gymnasium	15	3	0.58	1.00	11,746	3	0.06	0.719	874	3	0.05	0.89	901
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
525	01.500.25 - Athletic or Physical Education Service	11,290	17,020	Health Club, w/Gymnasium	15	3	0.58	1.00	9,872	3	0.06	0.719	734	3	0.05	0.89	757
		24,724	37,272						21,618				1,608				1,659
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	CISCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.719	-	3	0.11	0.89	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.719	-	3	0.11	0.89	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	7,794	11,750	College Auditorium	6	3	0.48	1.00	5,640	3	0.06	0.719	507	3	0.05	0.89	523
615	01.600.15 - Assembly Service	2,971	4,479	College Auditorium	6	3	0.48	1.00	2,150	3	0.06	0.719	193	3	0.05	0.89	199
620	01.600.20 - Exhibition	1,425	2,148	College Auditorium	6	3	0.48	1.00	1,031	3	0.06	0.719	93	3	0.05	0.89	96
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
630	01.600.30 - Food Facility	187	282	Cafeteria	4	3	0.90	1.00	254	3	0.06	0.719	12	3	1.03	0.89	258
635	01.600.35 - Food Facility Service	4,693	7,075	Cafeteria	4	3	0.90	1.00	6,367	3	0.06	0.719	305	3	1.03	0.89	6,486
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
650	01.600.50 - Lounge	878	1,324	Office Building, 2 story	23	3	0.54	1.00	715	3	0.06	0.719	57	3	0.05	0.89	59
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
660	01.600.60 - Merchandising	1,761	2,655	Store, Retail	27	3	0.56	1.00	1,487	3	0.06	0.719	115	3	0.05	0.89	118
665	01.600.65 - Merchandising Service	708	1,067	Store, Retail	27	3	0.56	1.00	598	3	0.06	0.719	46	3	0.05	0.89	47
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		20,417	30,779						18,241				1,328				7,786
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	528	796	Data Center	11	3	2.29	1.00	1,823	3	0.06	0.719	34	3	0.05	0.89	35
715	01.700.15 - Central Computer or Telecommunicati	787	1,186	Data Center	11	3	2.29	1.00	2,717	3	0.06	0.719	51	3	0.05	0.89	53
720	01.700.20 - Shop	10,175	15,339	Maintenance Shop	20	3	0.58	1.00	8,897	3	0.06	0.719	662	3	0.05	0.89	683
725	01.700.25 - Shop Service	1,898	2,861	Maintenance Shop	20	3	0.58	1.00	1,660	3	0.06	0.719	123	3	0.05	0.89	127
730	01.700.30 - Central Storage	3,852	5,807	Warehouse, Dry	29	3	0.32	1.00	1,858	3	0.06	0.719	251	3	0.01	0.89	52
735	01.700.35 - Central Storage Service	1,139	1,717	Warehouse, Dry	29	3	0.32	1.00	549	3	0.06	0.719	74	3	0.01	0.89	15
740	01.700.40 - Vehicle Storage	2,400	3,618	Garage, Parking	13	3	0.29	1.00	1,049	3	0.06	0.719	156	3	0.01	0.89	32
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
		20,779	31,325						18,553				1,351				997
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**ClSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	**1**			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
919	01.900.19 - Toilet or Bath	1,192	1,797	College Dormitory, 50 Room	7	3	0.69	1.00	1,240	3	0.06	0.719	78	3	0.05	0.89	80
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	0	-	0.89	-
		1,192	1,797						1,240				78				80
	TOTALS	**232,734**	**350,854**						**220,087**				**15,136**				**21,633**
	Cost / SF by Category	**350,854**					**/gsf**		**0.63**		**/gsf**		**0.04**		**/gsf**		**0.06**
		66.33%															
					0												

Summary Data

	ClSCC	Cost / SF	Service Level
Gross SF	**350,854**		
Total O&M+Util		**9.89**	
O&M Net of			
Energy	2.41	7.48	
Water & Sewer	1.08	8.81	
Subtotal - Energy/Wtr/Sew.	3.48	6.40	
Net of All Utilities	**0.69**	**5.72**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	CISCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	1			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	30,070	45,331	College Lecture Classroom	8	3	0.04	1.00	1,813	3	0.06	1.00	2,720	361,269	7.97
115	01.100.15 - Classroom Service	5,226	7,878	College Lecture Classroom	8	3	0.04	1.00	315	3	0.06	1.00	473	62,787	7.97
		35,296	53,210						2,128				3,193	424,055	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	32,127	48,432	Laboratory, General	18	3	0.04	1.00	1,937	3	0.10	1.00	4,843	761,236	15.72
215	01.200.15 - Class Laboratory Service	3,363	5,070	Laboratory, General	18	3	0.04	1.00	203	3	0.10	1.00	507	79,685	15.72
220	01.200.20 - Open Laboratory	598	902	Laboratory, General	18	3	0.04	1.00	36	3	0.10	1.00	90	14,169	15.72
225	01.200.25 - Open Laboratory Service	1,306	1,969	Laboratory, General	18	3	0.04	1.00	79	3	0.10	1.00	197	30,945	15.72
250	01.200.50 - Research/non-class Laboratory	890	1,342	Laboratory, General	18	3	0.04	1.00	54	3	0.10	1.00	134	21,088	15.72
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		38,284	57,714						2,309				5,771	907,124	
	Office Facilities														
310	01.300.10 - Office	38,573	58,150	Office Building, 2 story	23	3	0.04	1.00	2,326	3	0.07	1.00	4,071	448,769	7.72
315	01.300.15 - Office Service	6,699	10,099	Office Building, 2 story	23	3	0.04	1.00	404	3	0.07	1.00	707	77,938	7.72
		45,272	68,249						2,730				4,777	526,708	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	755	1,138	College Lecture Classroom	8	3	0.04	1.00	46	3	0.06	1.00	68	9,071	7.97
355	01.300.55 - Conference Room Service	35	53	College Lecture Classroom	8	3	0.04	1.00	2	3	0.06	1.00	3	420	7.97
680	01.600.80 - Meeting Room	3,902	5,882	College Lecture Classroom	8	3	0.04	1.00	235	3	0.06	1.00	353	46,880	7.97
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		4,692	7,073						283				424	56,371	
	Study Facilities														
410	01.400.10 - Study Room	1,418	2,138	Public Library, 3 story (24/7)	25	3	0.04	1.00	86	3	0.09	1.00	192	18,189	8.51
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	13,563	20,447	Public Library, 3 story (24/7)	25	3	0.04	1.00	818	3	0.09	1.00	1,840	173,972	8.51
440	01.400.40 - Processing Room	637	960	Public Library, 3 story (24/7)	25	3	0.04	1.00	38	3	0.09	1.00	86	8,171	8.51
455	01.400.55 - Study Service	1,511	2,278	Public Library, 3 story (24/7)	25	3	0.04	1.00	91	3	0.09	1.00	205	19,381	8.51
		17,129	25,823						1,033				2,324	219,712	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	1,417	2,136	Movie Theater	22	3	0.04	1.00	85	3	0.27	1.00	577	23,904	11.19
535	01.500.35 - Media Production Service	1,022	1,541	Movie Theater	22	3	0.04	1.00	62	3	0.27	1.00	416	17,240	11.19
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	22,510	33,935	Office Building, 2 story	23	3	0.04	1.00	1,357	3	0.07	1.00	2,375	261,888	7.72
		24,949	37,611						1,504				3,368	303,032	8.06
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	13,434	20,252	Health Club, w/Gymnasium	15	3	0.04	1.00	810	3	0.07	1.00	1,418	181,460	8.96
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	11,290	17,020	Health Club, w/Gymnasium	15	3	0.04	1.00	681	3	0.07	1.00	1,191	152,500	8.96
		24,724	37,272						1,491				2,609	333,960	8.96
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	CISCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	1			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	7,794	11,750	College Auditorium	6	3	0.04	1.00	470	3	0.11	1.00	1,292	125,694	10.70
615	01.600.15 - Assembly Service	2,971	4,479	College Auditorium	6	3	0.04	1.00	179	3	0.11	1.00	493	47,914	10.70
620	01.600.20 - Exhibition	1,425	2,148	College Auditorium	6	3	0.04	1.00	86	3	0.11	1.00	236	22,981	10.70
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	187	282	Cafeteria	4	3	0.04	1.00	11	3	0.13	1.00	37	5,074	18.00
635	01.600.35 - Food Facility Service	4,693	7,075	Cafeteria	4	3	0.04	1.00	283	3	0.13	1.00	920	127,330	18.00
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	878	1,324	Office Building, 2 story	23	3	0.04	1.00	53	3	0.07	1.00	93	10,215	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	1,761	2,655	Store, Retail	27	3	0.04	1.00	106	3	0.34	1.00	903	24,156	9.10
665	01.600.65 - Merchandising Service	708	1,067	Store, Retail	27	3	0.04	1.00	43	3	0.34	1.00	363	9,712	9.10
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		20,417	30,779						1,231				4,336	373,075	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	528	796	Data Center	11	3	0.04	1.00	32	3	0.11	1.00	88	49,373	62.03
715	01.700.15 - Central Computer or Telecommunicati	787	1,186	Data Center	11	3	0.04	1.00	47	3	0.11	1.00	131	73,592	62.03
720	01.700.20 - Shop	10,175	15,339	Maintenance Shop	20	3	0.04	1.00	614	3	0.23	1.00	3,528	124,242	8.10
725	01.700.25 - Shop Service	1,898	2,861	Maintenance Shop	20	3	0.04	1.00	114	3	0.23	1.00	658	23,175	8.10
730	01.700.30 - Central Storage	3,852	5,807	Warehouse, Dry	29	3	0.04	1.00	232	3	0.11	1.00	639	22,217	3.83
735	01.700.35 - Central Storage Service	1,139	1,717	Warehouse, Dry	29	3	0.04	1.00	69	3	0.11	1.00	189	6,569	3.83
740	01.700.40 - Vehicle Storage	2,400	3,618	Garage, Parking	13	3	0.04	1.00	145	3	0.07	1.00	253	6,498	1.80
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		20,779	31,325						1,253				5,485	305,667	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**ClSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	**1**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	1,192	1,797	College Dormitory, 50 Room	7	3	0.04	1.00	72	3	0.11	1.00	198	19,717	10.97
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		1,192	1,797						72				198	19,717	
	TOTALS	**232,734**	**350,854**						**14,034**				**32,486**	**3,469,421**	
	Cost / SF by Category	**350,854**					**/gsf**		**0.04**		**/gsf**		**0.09**	**9.89**	**/ GSF**
		66.33%											**Adjustments:**		
					0										

Summary Data

	ClSCC	Cost / SF	Service Level
Gross SF	**350,854**		
Total O&M+Util		**9.89**	
O&M Net of			
Energy	2.41	7.48	
Water & Sewer	1.08	8.81	
Subtotal - Energy/Wtr/Sew.	3.48	6.40	
Net of All Utilities	**0.69**	**5.72**	

Energy:	**(843,815)**	
Water/Sewer:	**(378,516)**	
Telecom:	**(241,720)**	
	2,005,371	
	5.72	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	46,343	67,481	College Lecture Classroom	8	2	1.91	0.724	93,316	2	0.26	0.893	15,668	3	2.37	0.847	135,461
115	01.100.15 - Classroom Service	204	297	College Lecture Classroom	8	2	1.91	0.724	411	2	0.26	0.893	69	3	2.37	0.847	596
		46,547	67,778						93,727				15,737				136,058
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	35,418	51,573	Laboratory, General	18	2	2.58	0.724	96,334	2	0.26	0.893	11,974	3	6.85	0.847	299,225
215	01.200.15 - Class Laboratory Service	1,957	2,850	Laboratory, General	18	2	2.58	0.724	5,323	2	0.26	0.893	662	3	6.85	0.847	16,533
220	01.200.20 - Open Laboratory	5,246	7,639	Laboratory, General	18	2	2.58	0.724	14,269	2	0.26	0.893	1,774	3	6.85	0.847	44,320
225	01.200.25 - Open Laboratory Service	603	878	Laboratory, General	18	2	2.58	0.724	1,640	2	0.26	0.893	204	3	6.85	0.847	5,094
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		43,224	62,940						117,566				14,613				365,173
	Office Facilities																
310	01.300.10 - Office	33,249	48,415	Office Building, 2 story	23	2	2.53	0.724	88,682	2	0.26	0.893	11,241	3	2.54	0.847	104,159
315	01.300.15 - Office Service	4,832	7,036	Office Building, 2 story	23	2	2.53	0.724	12,888	2	0.26	0.893	1,634	3	2.54	0.847	15,137
		38,081	55,451						101,570				12,875				119,296
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,449	5,022	College Lecture Classroom	8	2	1.91	0.724	6,945	2	0.26	0.893	1,166	3	2.37	0.847	10,081
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	262	382	College Lecture Classroom	8	2	1.91	0.724	528	2	0.26	0.893	89	3	2.37	0.847	766
685	01.600.85 - Meeting Room Service	147	214	College Lecture Classroom	8	2	1.91	0.724	296	2	0.26	0.893	50	3	2.37	0.847	430
		3,858	5,618						7,768				1,304				11,277
	Study Facilities																
410	01.400.10 - Study Room	3,299	4,804	Public Library, 3 story (24/7)	25	2	2.34	0.724	8,138	2	0.26	0.893	1,115	3	2.96	0.847	12,044
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	17,751	25,848	Public Library, 3 story (24/7)	25	2	2.34	0.724	43,790	2	0.26	0.893	6,001	3	2.96	0.847	64,803
440	01.400.40 - Processing Room	156	227	Public Library, 3 story (24/7)	25	2	2.34	0.724	385	2	0.26	0.893	53	3	2.96	0.847	570
455	01.400.55 - Study Service	1,370	1,995	Public Library, 3 story (24/7)	25	2	2.34	0.724	3,380	2	0.26	0.893	463	3	2.96	0.847	5,001
		22,576	32,874						55,693				7,633				82,418
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	765	1,114	Movie Theater	22	2	4.09	0.724	3,299	2	0.26	0.893	259	3	3.74	0.847	3,529
535	01.500.35 - Media Production Service	1,645	2,395	Movie Theater	22	2	4.09	0.724	7,093	2	0.26	0.893	556	3	3.74	0.847	7,588
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	1,404	2,044	Office Building, 2 story	23	2	2.53	0.724	3,745	2	0.26	0.893	475	3	2.54	0.847	4,398
		3,814	5,554						14,136				1,289				15,515
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	15,528	22,611	Health Club, w/Gymnasium	15	2	1.77	0.724	28,975	2	0.26	0.893	5,250	3	2.99	0.847	57,262
523	01.500.23 - Athletic Facilities Spectator Seating	4,784	6,966	Movie Theater	22	2	4.09	0.724	20,628	2	0.26	0.893	1,617	3	3.74	0.847	22,067
525	01.500.25 - Athletic or Physical Education Service	5,760	8,387	Health Club, w/Gymnasium	15	2	1.77	0.724	10,748	2	0.26	0.893	1,947	3	2.99	0.847	21,241
		26,072	37,964						60,351				8,815				100,571
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	2,832	4,124	Laboratory, Life Science	19	2	2.58	0.724	7,703	2	0.26	0.893	957	3	14.43	0.847	50,401

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	1,247	1,816	Laboratory, Life Science	19	2	2.58	0.724	3,392	2	0.26	0.893	422	3	14.43	0.847	22,193
580	01.500.80 - Greenhouse	329	479	Greenhouse, Research	14	2	0.08	0.724	28	2	0.26	0.893	111	3	5.27	0.847	2,138
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		4,408	6,419						11,122				1,490				74,733
	General Use Facilities																
610	01.600.10 - Assembly	15,339	22,336	College Auditorium	6	2	4.49	0.724	72,607	2	0.26	0.893	5,186	3	3.49	0.847	66,025
615	01.600.15 - Assembly Service	7,241	10,544	College Auditorium	6	2	4.49	0.724	34,275	2	0.26	0.893	2,448	3	3.49	0.847	31,168
620	01.600.20 - Exhibition	3,753	5,465	College Auditorium	6	2	4.49	0.724	17,765	2	0.26	0.893	1,269	3	3.49	0.847	16,154
625	01.600.25 - Exhibition Service	345	502	College Auditorium	6	2	4.49	0.724	1,633	2	0.26	0.893	117	3	3.49	0.847	1,485
630	01.600.30 - Food Facility	1,995	2,905	Cafeteria	4	2	5.59	0.724	11,757	2	0.26	0.893	674	3	4.53	0.847	11,146
635	01.600.35 - Food Facility Service	973	1,417	Cafeteria	4	2	5.59	0.724	5,734	2	0.26	0.893	329	3	4.53	0.847	5,436
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	3,259	4,746	Office Building, 2 story	23	2	2.53	0.724	8,692	2	0.26	0.893	1,102	3	2.54	0.847	10,209
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	2,951	4,297	Store, Retail	27	2	2.33	0.724	7,249	2	0.26	0.893	998	3	3.74	0.847	13,612
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		35,856	52,211						159,713				12,122				155,235
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	994	1,447	Data Center	11	2	1.21	0.724	1,268	2	0.26	0.893	336	3	17.27	0.847	21,172
715	01.700.15 - Central Computer or Telecommunicati	1,045	1,522	Data Center	11	2	1.21	0.724	1,333	2	0.26	0.893	353	3	17.27	0.847	22,258
720	01.700.20 - Shop	2,400	3,495	Maintenance Shop	20	2	1.51	0.724	3,821	2	0.26	0.893	811	3	3.25	0.847	9,620
725	01.700.25 - Shop Service	1,122	1,634	Maintenance Shop	20	2	1.51	0.724	1,786	2	0.26	0.893	379	3	3.25	0.847	4,497
730	01.700.30 - Central Storage	15,374	22,387	Warehouse, Dry	29	2	0.14	0.724	2,269	2	0.26	0.893	5,198	3	2.40	0.847	45,507
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	1,059	1,542	Warehouse, Dry	29	2	0.14	0.724	156	2	0.26	0.893	358	3	2.40	0.847	3,135
		21,994	32,026						10,633				7,436				106,190
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	295	430	Medical Clinic	21	2	8.67	0.724	2,696	2	0.26	0.893	100	3	3.91	0.847	1,423
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		295	430						2,696				100				1,423
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**246,725**	**359,263**						**634,977**				**83,414**				**1,167,887**
	Cost / SF by Category	**359,263**							**1.77**		**/gsf**		**0.23**		**/gsf**		**3.25**
		68.68%															

0 Service Level Offset for =vlookup( )

Summary Data

	CoSCC	Cost / SF	Service Level
Gross SF	**359,263**		
Total O&M+Util		**10.24**	
O&M Net of			
Energy	2.62	7.63	
Water & Sewer	0.97	9.28	
Subtotal - Energy/Wtr/Sew.	3.58	6.66	
Net of All Utilities	**0.61**	**6.05**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	46,343	67,481	College Lecture Classroom	8	3	0.56	0.92	34,729	3	0.06	0.939	3,802	3	0.05	0.933	3,148
115	01.100.15 - Classroom Service	204	297	College Lecture Classroom	8	3	0.56	0.92	153	3	0.06	0.939	17	3	0.05	0.933	14
		46,547	67,778						34,881				3,819				3,162
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	35,418	51,573	Laboratory, General	18	3	0.92	0.92	43,604	3	0.06	0.939	2,906	3	0.05	0.933	2,406
215	01.200.15 - Class Laboratory Service	1,957	2,850	Laboratory, General	18	3	0.92	0.92	2,409	3	0.06	0.939	161	3	0.05	0.933	133
220	01.200.20 - Open Laboratory	5,246	7,639	Laboratory, General	18	3	0.92	0.92	6,458	3	0.06	0.939	430	3	0.05	0.933	356
225	01.200.25 - Open Laboratory Service	603	878	Laboratory, General	18	3	0.92	0.92	742	3	0.06	0.939	49	3	0.05	0.933	41
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		43,224	62,940						53,214				3,546				2,936
	Office Facilities																
310	01.300.10 - Office	33,249	48,415	Office Building, 2 story	23	3	0.54	0.92	24,026	3	0.06	0.939	2,728	3	0.05	0.933	2,259
315	01.300.15 - Office Service	4,832	7,036	Office Building, 2 story	23	3	0.54	0.92	3,492	3	0.06	0.939	396	3	0.05	0.933	328
		38,081	55,451						27,518				3,124				2,587
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,449	5,022	College Lecture Classroom	8	3	0.56	0.92	2,585	3	0.06	0.939	283	3	0.05	0.933	234
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	262	382	College Lecture Classroom	8	3	0.56	0.92	196	3	0.06	0.939	21	3	0.05	0.933	18
685	01.600.85 - Meeting Room Service	147	214	College Lecture Classroom	8	3	0.56	0.92	110	3	0.06	0.939	12	3	0.05	0.933	10
		3,858	5,618						2,891				317				262
	Study Facilities																
410	01.400.10 - Study Room	3,299	4,804	Public Library, 3 story (24/7)	25	3	0.63	0.92	2,781	3	0.06	0.939	271	3	0.05	0.933	224
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	17,751	25,848	Public Library, 3 story (24/7)	25	3	0.63	0.92	14,965	3	0.06	0.939	1,456	3	0.05	0.933	1,206
440	01.400.40 - Processing Room	156	227	Public Library, 3 story (24/7)	25	3	0.63	0.92	132	3	0.06	0.939	13	3	0.05	0.933	11
455	01.400.55 - Study Service	1,370	1,995	Public Library, 3 story (24/7)	25	3	0.63	0.92	1,155	3	0.06	0.939	112	3	0.05	0.933	93
		22,576	32,874						19,033				1,852				1,534
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	765	1,114	Movie Theater	22	3	0.58	0.92	594	3	0.06	0.939	63	3	0.05	0.933	52
535	01.500.35 - Media Production Service	1,645	2,395	Movie Theater	22	3	0.58	0.92	1,277	3	0.06	0.939	135	3	0.05	0.933	112
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	1,404	2,044	Office Building, 2 story	23	3	0.54	0.92	1,015	3	0.06	0.939	115	3	0.05	0.933	95
		3,814	5,554						2,885				313				259
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	15,528	22,611	Health Club, w/Gymnasium	15	3	0.58	0.92	12,052	3	0.06	0.939	1,274	3	0.05	0.933	1,055
523	01.500.23 - Athletic Facilities Spectator Seating	4,784	6,966	Movie Theater	22	3	0.58	0.92	3,713	3	0.06	0.939	392	3	0.05	0.933	325
525	01.500.25 - Athletic or Physical Education Service	5,760	8,387	Health Club, w/Gymnasium	15	3	0.58	0.92	4,471	3	0.06	0.939	473	3	0.05	0.933	391
		26,072	37,964						20,236				2,139				1,771
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	2,832	4,124	Laboratory, Life Science	19	3	1.10	0.92	4,169	3	0.06	0.939	232	3	0.05	0.933	192

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	1,247	1,816	Laboratory, Life Science	19	3	1.10	0.92	1,836	3	0.06	0.939	102	3	0.05	0.933	85
580	01.500.80 - Greenhouse	329	479	Greenhouse, Research	14	3	0.63	0.92	277	3	0.06	0.939	27	3	0.11	0.933	49
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		4,408	6,419						6,282				362				326
	General Use Facilities																
610	01.600.10 - Assembly	15,339	22,336	College Auditorium	6	3	0.48	0.92	9,853	3	0.06	0.939	1,258	3	0.05	0.933	1,042
615	01.600.15 - Assembly Service	7,241	10,544	College Auditorium	6	3	0.48	0.92	4,651	3	0.06	0.939	594	3	0.05	0.933	492
620	01.600.20 - Exhibition	3,753	5,465	College Auditorium	6	3	0.48	0.92	2,411	3	0.06	0.939	308	3	0.05	0.933	255
625	01.600.25 - Exhibition Service	345	502	College Auditorium	6	3	0.48	0.92	222	3	0.06	0.939	28	3	0.05	0.933	23
630	01.600.30 - Food Facility	1,995	2,905	Cafeteria	4	3	0.90	0.92	2,403	3	0.06	0.939	164	3	1.03	0.933	2,792
635	01.600.35 - Food Facility Service	973	1,417	Cafeteria	4	3	0.90	0.92	1,172	3	0.06	0.939	80	3	1.03	0.933	1,362
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	3,259	4,746	Office Building, 2 story	23	3	0.54	0.92	2,355	3	0.06	0.939	267	3	0.05	0.933	221
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	2,951	4,297	Store, Retail	27	3	0.56	0.92	2,211	3	0.06	0.939	242	3	0.05	0.933	200
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		35,856	52,211						25,277				2,942				6,387
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	994	1,447	Data Center	11	3	2.29	0.92	3,046	3	0.06	0.939	82	3	0.05	0.933	68
715	01.700.15 - Central Computer or Telecommunicati	1,045	1,522	Data Center	11	3	2.29	0.92	3,202	3	0.06	0.939	86	3	0.05	0.933	71
720	01.700.20 - Shop	2,400	3,495	Maintenance Shop	20	3	0.58	0.92	1,863	3	0.06	0.939	197	3	0.05	0.933	163
725	01.700.25 - Shop Service	1,122	1,634	Maintenance Shop	20	3	0.58	0.92	871	3	0.06	0.939	92	3	0.05	0.933	76
730	01.700.30 - Central Storage	15,374	22,387	Warehouse, Dry	29	3	0.32	0.92	6,583	3	0.06	0.939	1,261	3	0.01	0.933	209
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	1,059	1,542	Warehouse, Dry	29	3	0.32	0.92	453	3	0.06	0.939	87	3	0.01	0.933	14
		21,994	32,026						16,019				1,804				601
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	295	430	Medical Clinic	21	3	0.86	0.92	339	3	0.06	0.939	24	3	0.07	0.933	28
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		295	430						339				24				28
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**246,725**	**359,263**						**208,575**				**20,241**				**19,853**
	Cost / SF by Category	**359,263**					**/gsf**		**0.58**		**/gsf**		**0.06**		**/gsf**		**0.06**
		68.68%															
					0												

Summary Data

	CoSCC	Cost / SF	Service Level
Gross SF	**359,263**		
Total O&M+Util		**10.24**	
O&M Net of			
Energy	2.62	7.63	
Water & Sewer	0.97	9.28	
Subtotal - Energy/Wtr/Sew.	3.58	6.66	
Net of All Utilities	**0.61**	**6.05**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	46,343	67,481	College Lecture Classroom	8	3	0.04	0.73	1,962	3	0.06	0.81	3,276	519,992	7.71
115	01.100.15 - Classroom Service	204	297	College Lecture Classroom	8	3	0.04	0.73	9	3	0.06	0.81	14	2,289	7.71
		46,547	67,778						1,971				3,290	522,281	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	35,418	51,573	Laboratory, General	18	3	0.04	0.73	1,500	3	0.10	0.81	4,172	804,013	15.59
215	01.200.15 - Class Laboratory Service	1,957	2,850	Laboratory, General	18	3	0.04	0.73	83	3	0.10	0.81	231	44,425	15.59
220	01.200.20 - Open Laboratory	5,246	7,639	Laboratory, General	18	3	0.04	0.73	222	3	0.10	0.81	618	119,088	15.59
225	01.200.25 - Open Laboratory Service	603	878	Laboratory, General	18	3	0.04	0.73	26	3	0.10	0.81	71	13,689	15.59
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		43,224	62,940						1,830				5,092	981,215	
	Office Facilities														
310	01.300.10 - Office	33,249	48,415	Office Building, 2 story	23	3	0.04	0.73	1,408	3	0.07	0.81	2,742	373,884	7.72
315	01.300.15 - Office Service	4,832	7,036	Office Building, 2 story	23	3	0.04	0.73	205	3	0.07	0.81	398	54,336	7.72
		38,081	55,451						1,613				3,140	428,220	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	3,449	5,022	College Lecture Classroom	8	3	0.04	0.73	146	3	0.06	0.81	244	38,700	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	262	382	College Lecture Classroom	8	3	0.04	0.73	11	3	0.06	0.81	19	2,940	7.71
685	01.600.85 - Meeting Room Service	147	214	College Lecture Classroom	8	3	0.04	0.73	6	3	0.06	0.81	10	1,649	7.71
		3,858	5,618						163				273	43,289	
	Study Facilities														
410	01.400.10 - Study Room	3,299	4,804	Public Library, 3 story (24/7)	25	3	0.04	0.73	140	3	0.09	0.81	350	40,461	8.42
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	17,751	25,848	Public Library, 3 story (24/7)	25	3	0.04	0.73	752	3	0.09	0.81	1,882	217,711	8.42
440	01.400.40 - Processing Room	156	227	Public Library, 3 story (24/7)	25	3	0.04	0.73	7	3	0.09	0.81	17	1,913	8.42
455	01.400.55 - Study Service	1,370	1,995	Public Library, 3 story (24/7)	25	3	0.04	0.73	58	3	0.09	0.81	145	16,803	8.42
		22,576	32,874						956				2,394	276,889	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	765	1,114	Movie Theater	22	3	0.04	0.73	32	3	0.27	0.81	243	12,354	11.09
535	01.500.35 - Media Production Service	1,645	2,395	Movie Theater	22	3	0.04	0.73	70	3	0.27	0.81	523	26,564	11.09
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	1,404	2,044	Office Building, 2 story	23	3	0.04	0.73	59	3	0.07	0.81	116	15,788	7.72
		3,814	5,554						162				882	54,706	9.85
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	15,528	22,611	Health Club, w/Gymnasium	15	3	0.04	0.73	658	3	0.07	0.81	1,280	196,669	8.70
523	01.500.23 - Athletic Facilities Spectator Seating	4,784	6,966	Movie Theater	22	3	0.04	0.73	203	3	0.27	0.81	1,522	77,255	11.09
525	01.500.25 - Athletic or Physical Education Service	5,760	8,387	Health Club, w/Gymnasium	15	3	0.04	0.73	244	3	0.07	0.81	475	72,953	8.70
		26,072	37,964						1,104				3,277	346,876	9.14
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	2,832	4,124	Laboratory, Life Science	19	3	0.04	0.73	120	3	0.10	0.81	334	92,366	22.40

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	1,247	1,816	Laboratory, Life Science	19	3	0.04	0.73	53	3	0.10	0.81	147	40,671	22.40
580	01.500.80 - Greenhouse	329	479	Greenhouse, Research	14	3	0.04	0.73	14	3	1.37	0.81	531	4,085	8.53
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		4,408	6,419						187				1,011	137,123	21.36
	General Use Facilities														
610	01.600.10 - Assembly	15,339	22,336	College Auditorium	6	3	0.04	0.73	650	3	0.11	0.81	1,988	239,466	10.72
615	01.600.15 - Assembly Service	7,241	10,544	College Auditorium	6	3	0.04	0.73	307	3	0.11	0.81	938	113,044	10.72
620	01.600.20 - Exhibition	3,753	5,465	College Auditorium	6	3	0.04	0.73	159	3	0.11	0.81	486	58,590	10.72
625	01.600.25 - Exhibition Service	345	502	College Auditorium	6	3	0.04	0.73	15	3	0.11	0.81	45	5,386	10.72
630	01.600.30 - Food Facility	1,995	2,905	Cafeteria	4	3	0.04	0.73	84	3	0.13	0.81	306	52,342	18.02
635	01.600.35 - Food Facility Service	973	1,417	Cafeteria	4	3	0.04	0.73	41	3	0.13	0.81	149	25,528	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	3,259	4,746	Office Building, 2 story	23	3	0.04	0.73	138	3	0.07	0.81	269	36,647	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	2,951	4,297	Store, Retail	27	3	0.04	0.73	125	3	0.34	0.81	1,182	38,681	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		35,856	52,211						1,518				5,362	569,685	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	994	1,447	Data Center	11	3	0.04	0.73	42	3	0.11	0.81	129	89,229	61.65
715	01.700.15 - Central Computer or Telecommunicati	1,045	1,522	Data Center	11	3	0.04	0.73	44	3	0.11	0.81	135	93,807	61.65
720	01.700.20 - Shop	2,400	3,495	Maintenance Shop	20	3	0.04	0.73	102	3	0.23	0.81	650	27,827	7.96
725	01.700.25 - Shop Service	1,122	1,634	Maintenance Shop	20	3	0.04	0.73	48	3	0.23	0.81	304	13,009	7.96
730	01.700.30 - Central Storage	15,374	22,387	Warehouse, Dry	29	3	0.04	0.73	651	3	0.11	0.81	1,992	82,871	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	1,059	1,542	Warehouse, Dry	29	3	0.04	0.73	45	3	0.11	0.81	137	5,708	3.70
		21,994	32,026						931				3,348	312,452	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	CoSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	295	430	Medical Clinic	21	3	0.04	0.73	12	3	0.21	0.81	73	7,213	16.79
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		295	430						12				73	7,213	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**246,725**	**359,263**						**10,447**				**28,142**	**3,679,947**	
	Cost / SF by Category	**359,263**					**/gsf**		**0.03**		**/gsf**		**0.08**	**10.24**	**/ GSF**
		68.68%											**Adjustments:**		
					0										

Summary Data

	CoSCC	Cost / SF	Service Level
Gross SF	**359,263**		
Total O&M+Util		**10.24**	
O&M Net of			
Energy	2.62	7.63	
Water & Sewer	0.97	9.28	
Subtotal - Energy/Wtr/Sew.	3.58	6.66	
Net of All Utilities	**0.61**	**6.05**	

Energy:	**(939,829)**	
Water/Sewer:	**(347,086)**	
Telecom:	**(219,497)**	
	2,173,536	
	6.05	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	36,516	54,572	College Lecture Classroom	8	2	1.91	0.743	77,445	2	0.26	0.924	13,110	3	2.37	0.858	110,971
115	01.100.15 - Classroom Service	691	1,033	College Lecture Classroom	8	2	1.91	0.743	1,466	2	0.26	0.924	248	3	2.37	0.858	2,100
		37,207	55,605						78,911				13,359				113,071
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	35,277	52,721	Laboratory, General	18	2	2.58	0.743	101,062	2	0.26	0.924	12,666	3	6.85	0.858	309,855
215	01.200.15 - Class Laboratory Service	2,319	3,466	Laboratory, General	18	2	2.58	0.743	6,644	2	0.26	0.924	833	3	6.85	0.858	20,369
220	01.200.20 - Open Laboratory	19,317	28,869	Laboratory, General	18	2	2.58	0.743	55,340	2	0.26	0.924	6,935	3	6.85	0.858	169,671
225	01.200.25 - Open Laboratory Service	1,940	2,899	Laboratory, General	18	2	2.58	0.743	5,558	2	0.26	0.924	697	3	6.85	0.858	17,040
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		58,853	87,954						168,603				21,130				516,935
	Office Facilities																
310	01.300.10 - Office	35,477	53,020	Office Building, 2 story	23	2	2.53	0.743	99,666	2	0.26	0.924	12,737	3	2.54	0.858	115,547
315	01.300.15 - Office Service	5,443	8,134	Office Building, 2 story	23	2	2.53	0.743	15,291	2	0.26	0.924	1,954	3	2.54	0.858	17,728
		40,920	61,154						114,957				14,692				133,274
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,016	4,507	College Lecture Classroom	8	2	1.91	0.743	6,397	2	0.26	0.924	1,083	3	2.37	0.858	9,166
355	01.300.55 - Conference Room Service	187	279	College Lecture Classroom	8	2	1.91	0.743	397	2	0.26	0.924	67	3	2.37	0.858	568
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		3,203	4,787						6,793				1,150				9,734
	Study Facilities																
410	01.400.10 - Study Room	9,950	14,870	Public Library, 3 story (24/7)	25	2	2.34	0.743	25,853	2	0.26	0.924	3,572	3	2.96	0.858	37,765
420	01.400.20 - Stack	9,542	14,260	Public Library, 3 story (24/7)	25	2	2.34	0.743	24,793	2	0.26	0.924	3,426	3	2.96	0.858	36,217
430	01.400.30 - Open-Stack Study Room	6,353	9,494	Public Library, 3 story (24/7)	25	2	2.34	0.743	16,507	2	0.26	0.924	2,281	3	2.96	0.858	24,113
440	01.400.40 - Processing Room	615	919	Public Library, 3 story (24/7)	25	2	2.34	0.743	1,598	2	0.26	0.924	221	3	2.96	0.858	2,334
455	01.400.55 - Study Service	142	212	Public Library, 3 story (24/7)	25	2	2.34	0.743	369	2	0.26	0.924	51	3	2.96	0.858	539
		26,602	39,756						69,121				9,551				100,968
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	1,489	2,225	Movie Theater	22	2	4.09	0.743	6,762	2	0.26	0.924	535	3	3.74	0.858	7,141
535	01.500.35 - Media Production Service	565	844	Movie Theater	22	2	4.09	0.743	2,566	2	0.26	0.924	203	3	3.74	0.858	2,710
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		2,054	3,070						9,328				737				9,850
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	16,518	24,686	Health Club, w/Gymnasium	15	2	1.77	0.743	32,465	2	0.26	0.924	5,931	3	2.99	0.858	63,329
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	2,135	3,191	Health Club, w/Gymnasium	15	2	1.77	0.743	4,196	2	0.26	0.924	767	3	2.99	0.858	8,186
		18,653	27,876						36,661				6,697				71,515
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	1,123	1,678	Greenhouse, Research	14	2	0.08	0.743	100	2	0.26	0.924	403	3	5.27	0.858	7,589
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		1,123	1,678						100				403				7,589
	General Use Facilities																
610	01.600.10 - Assembly	8,914	13,322	College Auditorium	6	2	4.49	0.743	44,442	2	0.26	0.924	3,200	3	3.49	0.858	39,891
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	1,986	2,968	College Auditorium	6	2	4.49	0.743	9,902	2	0.26	0.924	713	3	3.49	0.858	8,888
625	01.600.25 - Exhibition Service	94	140	College Auditorium	6	2	4.49	0.743	469	2	0.26	0.924	34	3	3.49	0.858	421
630	01.600.30 - Food Facility	2,275	3,400	Cafeteria	4	2	5.59	0.743	14,121	2	0.26	0.924	817	3	4.53	0.858	13,215
635	01.600.35 - Food Facility Service	1,160	1,734	Cafeteria	4	2	5.59	0.743	7,200	2	0.26	0.924	416	3	4.53	0.858	6,738
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	4,063	6,072	Office Building, 2 story	23	2	2.53	0.743	11,414	2	0.26	0.924	1,459	3	2.54	0.858	13,233
655	01.600.55 - Lounge Service	75	112	Office Building, 2 story	23	2	2.53	0.743	211	2	0.26	0.924	27	3	2.54	0.858	244
660	01.600.60 - Merchandising	2,323	3,472	Store, Retail	27	2	2.33	0.743	6,010	2	0.26	0.924	834	3	3.74	0.858	11,140
665	01.600.65 - Merchandising Service	607	907	Store, Retail	27	2	2.33	0.743	1,570	2	0.26	0.924	218	3	3.74	0.858	2,911
670	01.600.70 - Recreation	739	1,104	Health Club, w/Gymnasium	15	2	1.77	0.743	1,452	2	0.26	0.924	265	3	2.99	0.858	2,833
675	01.600.75 - Recreation Service	1,102	1,647	Health Club, w/Gymnasium	15	2	1.77	0.743	2,166	2	0.26	0.924	396	3	2.99	0.858	4,225
		23,338	34,878						98,958				8,379				103,739
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	975	1,457	Data Center	11	2	1.21	0.743	1,310	2	0.26	0.924	350	3	17.27	0.858	21,591
715	01.700.15 - Central Computer or Telecommunicati	837	1,251	Data Center	11	2	1.21	0.743	1,125	2	0.26	0.924	301	3	17.27	0.858	18,535
720	01.700.20 - Shop	4,649	6,948	Maintenance Shop	20	2	1.51	0.743	7,795	2	0.26	0.924	1,669	3	3.25	0.858	19,374
725	01.700.25 - Shop Service	207	309	Maintenance Shop	20	2	1.51	0.743	347	2	0.26	0.924	74	3	3.25	0.858	863
730	01.700.30 - Central Storage	2,590	3,871	Warehouse, Dry	29	2	0.14	0.743	403	2	0.26	0.924	930	3	2.40	0.858	7,971
735	01.700.35 - Central Storage Service	21	31	Warehouse, Dry	29	2	0.14	0.743	3	2	0.26	0.924	8	3	2.40	0.858	65
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	71	106	Post Office	24	2	1.14	0.743	90	2	0.26	0.924	25	3	2.94	0.858	268
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		9,350	13,973						11,072				3,357				68,666
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**DSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	64	96	College Dormitory, 50 Room	7	3	5.15	0.743	366	2	0.26	0.924	23	3	4.77	0.858	391
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	3,780	5,649	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		3,844	5,745						366				23				391
	TOTALS	**225,147**	**336,477**						**594,869**				**79,478**				**1,135,730**
	Cost / SF by Category	**336,477**							**1.77**		**/gsf**		**0.24**		**/gsf**		**3.38**
		66.91%															

0 Service Level Offset for =vlookup( )

Summary Data

	DSCC	Cost / SF	Service Level
Gross SF	**336,477**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.93	7.54	
Water & Sewer	0.67	9.81	
Subtotal - Energy/Wtr/Sew.	3.60	6.88	
Net of All Utilities	**0.67**	**6.20**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	36,516	54,572	College Lecture Classroom	8	3	0.56	0.91	27,779	3	0.06	0.857	2,806	3	0.05	0.944	2,576
115	01.100.15 - Classroom Service	691	1,033	College Lecture Classroom	8	3	0.56	0.91	526	3	0.06	0.857	53	3	0.05	0.944	49
		37,207	55,605						28,305				2,859				2,625
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	35,277	52,721	Laboratory, General	18	3	0.92	0.91	44,089	3	0.06	0.857	2,711	3	0.05	0.944	2,488
215	01.200.15 - Class Laboratory Service	2,319	3,466	Laboratory, General	18	3	0.92	0.91	2,898	3	0.06	0.857	178	3	0.05	0.944	164
220	01.200.20 - Open Laboratory	19,317	28,869	Laboratory, General	18	3	0.92	0.91	24,142	3	0.06	0.857	1,484	3	0.05	0.944	1,363
225	01.200.25 - Open Laboratory Service	1,940	2,899	Laboratory, General	18	3	0.92	0.91	2,425	3	0.06	0.857	149	3	0.05	0.944	137
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		58,853	87,954						73,555				4,523				4,151
	Office Facilities																
310	01.300.10 - Office	35,477	53,020	Office Building, 2 story	23	3	0.54	0.91	26,025	3	0.06	0.857	2,726	3	0.05	0.944	2,503
315	01.300.15 - Office Service	5,443	8,134	Office Building, 2 story	23	3	0.54	0.91	3,993	3	0.06	0.857	418	3	0.05	0.944	384
		40,920	61,154						30,018				3,145				2,886
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,016	4,507	College Lecture Classroom	8	3	0.56	0.91	2,294	3	0.06	0.857	232	3	0.05	0.944	213
355	01.300.55 - Conference Room Service	187	279	College Lecture Classroom	8	3	0.56	0.91	142	3	0.06	0.857	14	3	0.05	0.944	13
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		3,203	4,787						2,437				246				226
	Study Facilities																
410	01.400.10 - Study Room	9,950	14,870	Public Library, 3 story (24/7)	25	3	0.63	0.91	8,516	3	0.06	0.857	765	3	0.05	0.944	702
420	01.400.20 - Stack	9,542	14,260	Public Library, 3 story (24/7)	25	3	0.63	0.91	8,166	3	0.06	0.857	733	3	0.05	0.944	673
430	01.400.30 - Open-Stack Study Room	6,353	9,494	Public Library, 3 story (24/7)	25	3	0.63	0.91	5,437	3	0.06	0.857	488	3	0.05	0.944	448
440	01.400.40 - Processing Room	615	919	Public Library, 3 story (24/7)	25	3	0.63	0.91	526	3	0.06	0.857	47	3	0.05	0.944	43
455	01.400.55 - Study Service	142	212	Public Library, 3 story (24/7)	25	3	0.63	0.91	122	3	0.06	0.857	11	3	0.05	0.944	10
		26,602	39,756						22,767				2,044				1,876
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	1,489	2,225	Movie Theater	22	3	0.58	0.91	1,173	3	0.06	0.857	114	3	0.05	0.944	105
535	01.500.35 - Media Production Service	565	844	Movie Theater	22	3	0.58	0.91	445	3	0.06	0.857	43	3	0.05	0.944	40
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		2,054	3,070						1,618				158				145
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	16,518	24,686	Health Club, w/Gymnasium	15	3	0.58	0.91	13,015	3	0.06	0.857	1,269	3	0.05	0.944	1,165
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	2,135	3,191	Health Club, w/Gymnasium	15	3	0.58	0.91	1,682	3	0.06	0.857	164	3	0.05	0.944	151
		18,653	27,876						14,697				1,433				1,316
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	1,123	1,678	Greenhouse, Research	14	3	0.63	0.91	961	3	0.06	0.857	86	3	0.11	0.944	174
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		1,123	1,678						961				86				174
	General Use Facilities																
610	01.600.10 - Assembly	8,914	13,322	College Auditorium	6	3	0.48	0.91	5,813	3	0.06	0.857	685	3	0.05	0.944	629
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	1,986	2,968	College Auditorium	6	3	0.48	0.91	1,295	3	0.06	0.857	153	3	0.05	0.944	140
625	01.600.25 - Exhibition Service	94	140	College Auditorium	6	3	0.48	0.91	61	3	0.06	0.857	7	3	0.05	0.944	7
630	01.600.30 - Food Facility	2,275	3,400	Cafeteria	4	3	0.90	0.91	2,781	3	0.06	0.857	175	3	1.03	0.944	3,306
635	01.600.35 - Food Facility Service	1,160	1,734	Cafeteria	4	3	0.90	0.91	1,418	3	0.06	0.857	89	3	1.03	0.944	1,686
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	4,063	6,072	Office Building, 2 story	23	3	0.54	0.91	2,981	3	0.06	0.857	312	3	0.05	0.944	287
655	01.600.55 - Lounge Service	75	112	Office Building, 2 story	23	3	0.54	0.91	55	3	0.06	0.857	6	3	0.05	0.944	5
660	01.600.60 - Merchandising	2,323	3,472	Store, Retail	27	3	0.56	0.91	1,767	3	0.06	0.857	179	3	0.05	0.944	164
665	01.600.65 - Merchandising Service	607	907	Store, Retail	27	3	0.56	0.91	462	3	0.06	0.857	47	3	0.05	0.944	43
670	01.600.70 - Recreation	739	1,104	Health Club, w/Gymnasium	15	3	0.58	0.91	582	3	0.06	0.857	57	3	0.05	0.944	52
675	01.600.75 - Recreation Service	1,102	1,647	Health Club, w/Gymnasium	15	3	0.58	0.91	868	3	0.06	0.857	85	3	0.05	0.944	78
		23,338	34,878						18,084				1,793				6,395
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	975	1,457	Data Center	11	3	2.29	0.91	3,033	3	0.06	0.857	75	3	0.05	0.944	69
715	01.700.15 - Central Computer or Telecommunicati	837	1,251	Data Center	11	3	2.29	0.91	2,604	3	0.06	0.857	64	3	0.05	0.944	59
720	01.700.20 - Shop	4,649	6,948	Maintenance Shop	20	3	0.58	0.91	3,663	3	0.06	0.857	357	3	0.05	0.944	328
725	01.700.25 - Shop Service	207	309	Maintenance Shop	20	3	0.58	0.91	163	3	0.06	0.857	16	3	0.05	0.944	15
730	01.700.30 - Central Storage	2,590	3,871	Warehouse, Dry	29	3	0.32	0.91	1,126	3	0.06	0.857	199	3	0.01	0.944	37
735	01.700.35 - Central Storage Service	21	31	Warehouse, Dry	29	3	0.32	0.91	9	3	0.06	0.857	2	3	0.01	0.944	0
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	71	106	Post Office	24	3	0.40	0.91	39	3	0.06	0.857	5	3	0.05	0.944	5
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		9,350	13,973						10,637				719				512
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	64	96	College Dormitory, 50 Room	7	3	0.69	0.91	60	3	0.06	0.857	5	3	0.05	0.944	5
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	3,780	5,649	College Dormitory, 50 Room	7	3	0.69	0.91	3,543	3	0.06	0.857	290	0	-	0.944	-
		3,844	5,745						3,603				295				5
	TOTALS	**225,147**	**336,477**						**206,682**				**17,302**				**20,312**
	Cost / SF by Category	**336,477**					**/gsf**		**0.61**		**/gsf**		**0.05**		**/gsf**		**0.06**
		66.91%															
					0												

Summary Data

	DSCC	Cost / SF	Service Level
Gross SF	336,477		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.93	7.54	
Water & Sewer	0.67	9.81	
Subtotal - Energy/Wtr/Sew.	3.60	6.88	
Net of All Utilities	**0.67**	**6.20**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	36,516	54,572	College Lecture Classroom	8	3	0.04	0.57	1,246	3	0.06	0.77	2,531	399,742	7.32
115	01.100.15 - Classroom Service	691	1,033	College Lecture Classroom	8	3	0.04	0.57	24	3	0.06	0.77	48	7,564	7.32
		37,207	55,605						1,270				2,579	407,306	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	35,277	52,721	Laboratory, General	18	3	0.04	0.57	1,204	3	0.10	0.77	4,075	825,449	15.66
215	01.200.15 - Class Laboratory Service	2,319	3,466	Laboratory, General	18	3	0.04	0.57	79	3	0.10	0.77	268	54,262	15.66
220	01.200.20 - Open Laboratory	19,317	28,869	Laboratory, General	18	3	0.04	0.57	659	3	0.10	0.77	2,232	452,000	15.66
225	01.200.25 - Open Laboratory Service	1,940	2,899	Laboratory, General	18	3	0.04	0.57	66	3	0.10	0.77	224	45,394	15.66
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		58,853	87,954						2,009				6,799	1,377,105	
	Office Facilities														
310	01.300.10 - Office	35,477	53,020	Office Building, 2 story	23	3	0.04	0.57	1,211	3	0.07	0.77	2,869	407,372	7.68
315	01.300.15 - Office Service	5,443	8,134	Office Building, 2 story	23	3	0.04	0.57	186	3	0.07	0.77	440	62,500	7.68
		40,920	61,154						1,397				3,309	469,872	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	3,016	4,507	College Lecture Classroom	8	3	0.04	0.57	103	3	0.06	0.77	209	33,016	7.32
355	01.300.55 - Conference Room Service	187	279	College Lecture Classroom	8	3	0.04	0.57	6	3	0.06	0.77	13	2,047	7.32
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		3,203	4,787						109				222	35,063	
	Study Facilities														
410	01.400.10 - Study Room	9,950	14,870	Public Library, 3 story (24/7)	25	3	0.04	0.57	340	3	0.09	0.77	1,035	123,656	8.32
420	01.400.20 - Stack	9,542	14,260	Public Library, 3 story (24/7)	25	3	0.04	0.57	326	3	0.09	0.77	992	118,585	8.32
430	01.400.30 - Open-Stack Study Room	6,353	9,494	Public Library, 3 story (24/7)	25	3	0.04	0.57	217	3	0.09	0.77	661	78,953	8.32
440	01.400.40 - Processing Room	615	919	Public Library, 3 story (24/7)	25	3	0.04	0.57	21	3	0.09	0.77	64	7,643	8.32
455	01.400.55 - Study Service	142	212	Public Library, 3 story (24/7)	25	3	0.04	0.57	5	3	0.09	0.77	15	1,765	8.32
		26,602	39,756						908				2,766	330,602	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	1,489	2,225	Movie Theater	22	3	0.04	0.57	51	3	0.27	0.77	464	24,130	10.84
535	01.500.35 - Media Production Service	565	844	Movie Theater	22	3	0.04	0.57	19	3	0.27	0.77	176	9,156	10.84
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		2,054	3,070						70				641	33,285	10.84
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	16,518	24,686	Health Club, w/Gymnasium	15	3	0.04	0.57	564	3	0.07	0.77	1,336	206,941	8.38
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	2,135	3,191	Health Club, w/Gymnasium	15	3	0.04	0.57	73	3	0.07	0.77	173	26,748	8.38
		18,653	27,876						637				1,508	233,688	8.38
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	1,123	1,678	Greenhouse, Research	14	3	0.04	0.57	38	3	1.37	0.77	1,777	13,935	8.30
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		1,123	1,678						38				1,777	13,935	8.30
	General Use Facilities														
610	01.600.10 - Assembly	8,914	13,322	College Auditorium	6	3	0.04	0.57	304	3	0.11	0.77	1,133	140,555	10.55
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	1,986	2,968	College Auditorium	6	3	0.04	0.57	68	3	0.11	0.77	252	31,315	10.55
625	01.600.25 - Exhibition Service	94	140	College Auditorium	6	3	0.04	0.57	3	3	0.11	0.77	12	1,482	10.55
630	01.600.30 - Food Facility	2,275	3,400	Cafeteria	4	3	0.04	0.57	78	3	0.13	0.77	342	60,544	17.81
635	01.600.35 - Food Facility Service	1,160	1,734	Cafeteria	4	3	0.04	0.57	40	3	0.13	0.77	174	30,871	17.81
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	4,063	6,072	Office Building, 2 story	23	3	0.04	0.57	139	3	0.07	0.77	329	46,654	7.68
655	01.600.55 - Lounge Service	75	112	Office Building, 2 story	23	3	0.04	0.57	3	3	0.07	0.77	6	861	7.68
660	01.600.60 - Merchandising	2,323	3,472	Store, Retail	27	3	0.04	0.57	79	3	0.34	0.77	912	31,149	8.97
665	01.600.65 - Merchandising Service	607	907	Store, Retail	27	3	0.04	0.57	21	3	0.34	0.77	238	8,139	8.97
670	01.600.70 - Recreation	739	1,104	Health Club, w/Gymnasium	15	3	0.04	0.57	25	3	0.07	0.77	60	9,258	8.38
675	01.600.75 - Recreation Service	1,102	1,647	Health Club, w/Gymnasium	15	3	0.04	0.57	38	3	0.07	0.77	89	13,806	8.38
		23,338	34,878						797				3,547	374,635	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	975	1,457	Data Center	11	3	0.04	0.57	33	3	0.11	0.77	124	91,224	62.61
715	01.700.15 - Central Computer or Telecommunicati	837	1,251	Data Center	11	3	0.04	0.57	29	3	0.11	0.77	106	78,313	62.61
720	01.700.20 - Shop	4,649	6,948	Maintenance Shop	20	3	0.04	0.57	159	3	0.23	0.77	1,235	54,997	7.92
725	01.700.25 - Shop Service	207	309	Maintenance Shop	20	3	0.04	0.57	7	3	0.23	0.77	55	2,449	7.92
730	01.700.30 - Central Storage	2,590	3,871	Warehouse, Dry	29	3	0.04	0.57	88	3	0.11	0.77	329	14,364	3.71
735	01.700.35 - Central Storage Service	21	31	Warehouse, Dry	29	3	0.04	0.57	1	3	0.11	0.77	3	116	3.71
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	71	106	Post Office	24	3	0.04	0.57	2	3	0.21	0.77	17	784	7.39
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		9,350	13,973						319				1,870	242,248	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	DSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	64	96	College Dormitory, 50 Room	7	3	0.04	0.57	2	3	0.11	0.77	8	1,056	11.04
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	3,780	5,649	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	5,076	0.90
		3,844	5,745						2				8	6,133	
	TOTALS	**225,147**	**336,477**						**7,556**				**25,026**	**3,523,873**	
	Cost / SF by Category	**336,477**					**/gsf**		**0.02**		**/gsf**		**0.07**	**10.47**	**/ GSF**
		66.91%											**Adjustments:**		
					0										

Summary Data

	DSCC	Cost / SF	Service Level
Gross SF	**336,477**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.93	7.54	
Water & Sewer	0.67	9.81	
Subtotal - Energy/Wtr/Sew.	3.60	6.88	
Net of All Utilities	**0.67**	**6.20**	

Energy:	**(985,702)**	
Water/Sewer:	**(224,392)**	
Telecom:	**(226,823)**	
	2,086,955	
	6.20	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	27,843	41,925	College Lecture Classroom	8	2	1.91	0.743	59,498	2	0.26	0.924	10,072	3	2.37	0.858	85,254
115	01.100.15 - Classroom Service	156	235	College Lecture Classroom	8	2	1.91	0.743	333	2	0.26	0.924	56	3	2.37	0.858	478
		27,999	42,160						59,831				10,129				85,731
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	46,429	69,912	Laboratory, General	18	2	2.58	0.743	134,017	2	0.26	0.924	16,796	3	6.85	0.858	410,892
215	01.200.15 - Class Laboratory Service	18,683	28,132	Laboratory, General	18	2	2.58	0.743	53,928	2	0.26	0.924	6,759	3	6.85	0.858	165,343
220	01.200.20 - Open Laboratory	1,790	2,695	Laboratory, General	18	2	2.58	0.743	5,167	2	0.26	0.924	648	3	6.85	0.858	15,841
225	01.200.25 - Open Laboratory Service	73	110	Laboratory, General	18	2	2.58	0.743	211	2	0.26	0.924	26	3	6.85	0.858	646
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		66,975	100,849						193,322				24,228				592,722
	Office Facilities																
310	01.300.10 - Office	35,826	53,946	Office Building, 2 story	23	2	2.53	0.743	101,407	2	0.26	0.924	12,960	3	2.54	0.858	117,565
315	01.300.15 - Office Service	6,216	9,360	Office Building, 2 story	23	2	2.53	0.743	17,595	2	0.26	0.924	2,249	3	2.54	0.858	20,398
		42,042	63,306						119,001				15,209				137,963
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	4,507	6,787	College Lecture Classroom	8	2	1.91	0.743	9,631	2	0.26	0.924	1,630	3	2.37	0.858	13,800
355	01.300.55 - Conference Room Service	381	574	College Lecture Classroom	8	2	1.91	0.743	814	2	0.26	0.924	138	3	2.37	0.858	1,167
680	01.600.80 - Meeting Room	107	161	College Lecture Classroom	8	2	1.91	0.743	229	2	0.26	0.924	39	3	2.37	0.858	328
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		4,995	7,521						10,674				1,807				15,294
	Study Facilities																
410	01.400.10 - Study Room	904	1,361	Public Library, 3 story (24/7)	25	2	2.34	0.743	2,367	2	0.26	0.924	327	3	2.96	0.858	3,457
420	01.400.20 - Stack	48	72	Public Library, 3 story (24/7)	25	2	2.34	0.743	126	2	0.26	0.924	17	3	2.96	0.858	184
430	01.400.30 - Open-Stack Study Room	4,491	6,762	Public Library, 3 story (24/7)	25	2	2.34	0.743	11,757	2	0.26	0.924	1,625	3	2.96	0.858	17,174
440	01.400.40 - Processing Room	1,927	2,902	Public Library, 3 story (24/7)	25	2	2.34	0.743	5,045	2	0.26	0.924	697	3	2.96	0.858	7,369
455	01.400.55 - Study Service	40	60	Public Library, 3 story (24/7)	25	2	2.34	0.743	105	2	0.26	0.924	14	3	2.96	0.858	153
		7,410	11,158						19,399				2,681				28,337
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	981	1,477	Movie Theater	22	2	4.09	0.743	4,489	2	0.26	0.924	355	3	3.74	0.858	4,740
535	01.500.35 - Media Production Service	9	14	Movie Theater	22	2	4.09	0.743	41	2	0.26	0.924	3	3	3.74	0.858	43
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		990	1,491						4,530				358				4,784
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	15,890	23,926	Health Club, w/Gymnasium	15	2	1.77	0.743	31,465	2	0.26	0.924	5,748	3	2.99	0.858	61,380
523	01.500.23 - Athletic Facilities Spectator Seating	4,191	6,311	Movie Theater	22	2	4.09	0.743	19,177	2	0.26	0.924	1,516	3	3.74	0.858	20,251
525	01.500.25 - Athletic or Physical Education Service	4,138	6,231	Health Club, w/Gymnasium	15	2	1.77	0.743	8,194	2	0.26	0.924	1,497	3	2.99	0.858	15,985
		24,219	36,468						58,837				8,761				97,616
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	2,845	4,284	College Auditorium	6	2	4.49	0.743	14,292	2	0.26	0.924	1,029	3	3.49	0.858	12,828
615	01.600.15 - Assembly Service	2,431	3,661	College Auditorium	6	2	4.49	0.743	12,212	2	0.26	0.924	879	3	3.49	0.858	10,961
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	1,597	2,405	Cafeteria	4	2	5.59	0.743	9,988	2	0.26	0.924	578	3	4.53	0.858	9,347
635	01.600.35 - Food Facility Service	610	919	Cafeteria	4	2	5.59	0.743	3,815	2	0.26	0.924	221	3	4.53	0.858	3,570
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	4,071	6,130	Office Building, 2 story	23	2	2.53	0.743	11,523	2	0.26	0.924	1,473	3	2.54	0.858	13,359
655	01.600.55 - Lounge Service	186	280	Office Building, 2 story	23	2	2.53	0.743	526	2	0.26	0.924	67	3	2.54	0.858	610
660	01.600.60 - Merchandising	150	226	Store, Retail	27	2	2.33	0.743	391	2	0.26	0.924	54	3	3.74	0.858	725
665	01.600.65 - Merchandising Service	2,149	3,236	Store, Retail	27	2	2.33	0.743	5,602	2	0.26	0.924	777	3	3.74	0.858	10,384
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		14,039	21,140						58,349				5,079				61,784
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	159	239	Data Center	11	2	1.21	0.743	215	2	0.26	0.924	58	3	17.27	0.858	3,548
715	01.700.15 - Central Computer or Telecommunicati	2,433	3,664	Data Center	11	2	1.21	0.743	3,294	2	0.26	0.924	880	3	17.27	0.858	54,285
720	01.700.20 - Shop	23,850	35,913	Maintenance Shop	20	2	1.51	0.743	40,292	2	0.26	0.924	8,628	3	3.25	0.858	100,143
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	2,570	3,870	Warehouse, Dry	29	2	0.14	0.743	403	2	0.26	0.924	930	3	2.40	0.858	7,969
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		29,012	43,686						44,203				10,495				165,945
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	59	89	College Dormitory, 50 Room	7	3	5.15	0.743	340	2	0.26	0.924	21	3	4.77	0.858	364
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		59	89						340				21				364
	TOTALS	**217,739**	**327,867**						**568,487**				**78,767**				**1,190,540**
	Cost / SF by Category	**327,867**							**1.73**		**/gsf**		**0.24**		**/gsf**		**3.63**
		66.41%															

0 Service Level Offset for =vlookup( )

Summary Data

	JSCC	Cost / SF	Service Level
Gross SF	**327,867**		
Total O&M+Util		**11.06**	
O&M Net of			
Energy	3.28	7.79	
Water & Sewer	0.63	10.43	
Subtotal - Energy/Wtr/Sew.	3.90	7.16	
Net of All Utilities	**0.71**	**6.45**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	27,843	41,925	College Lecture Classroom	8	3	0.56	0.91	21,342	3	0.06	0.857	2,156	3	0.05	0.944	1,979
115	01.100.15 - Classroom Service	156	235	College Lecture Classroom	8	3	0.56	0.91	120	3	0.06	0.857	12	3	0.05	0.944	11
		27,999	42,160						21,461				2,168				1,990
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	46,429	69,912	Laboratory, General	18	3	0.92	0.91	58,466	3	0.06	0.857	3,595	3	0.05	0.944	3,300
215	01.200.15 - Class Laboratory Service	18,683	28,132	Laboratory, General	18	3	0.92	0.91	23,527	3	0.06	0.857	1,447	3	0.05	0.944	1,328
220	01.200.20 - Open Laboratory	1,790	2,695	Laboratory, General	18	3	0.92	0.91	2,254	3	0.06	0.857	139	3	0.05	0.944	127
225	01.200.25 - Open Laboratory Service	73	110	Laboratory, General	18	3	0.92	0.91	92	3	0.06	0.857	6	3	0.05	0.944	5
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		66,975	100,849						84,338				5,186				4,760
	Office Facilities																
310	01.300.10 - Office	35,826	53,946	Office Building, 2 story	23	3	0.54	0.91	26,480	3	0.06	0.857	2,774	3	0.05	0.944	2,546
315	01.300.15 - Office Service	6,216	9,360	Office Building, 2 story	23	3	0.54	0.91	4,594	3	0.06	0.857	481	3	0.05	0.944	442
		42,042	63,306						31,074				3,255				2,988
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	4,507	6,787	College Lecture Classroom	8	3	0.56	0.91	3,455	3	0.06	0.857	349	3	0.05	0.944	320
355	01.300.55 - Conference Room Service	381	574	College Lecture Classroom	8	3	0.56	0.91	292	3	0.06	0.857	29	3	0.05	0.944	27
680	01.600.80 - Meeting Room	107	161	College Lecture Classroom	8	3	0.56	0.91	82	3	0.06	0.857	8	3	0.05	0.944	8
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		4,995	7,521						3,829				387				355
	Study Facilities																
410	01.400.10 - Study Room	904	1,361	Public Library, 3 story (24/7)	25	3	0.63	0.91	780	3	0.06	0.857	70	3	0.05	0.944	64
420	01.400.20 - Stack	48	72	Public Library, 3 story (24/7)	25	3	0.63	0.91	41	3	0.06	0.857	4	3	0.05	0.944	3
430	01.400.30 - Open-Stack Study Room	4,491	6,762	Public Library, 3 story (24/7)	25	3	0.63	0.91	3,873	3	0.06	0.857	348	3	0.05	0.944	319
440	01.400.40 - Processing Room	1,927	2,902	Public Library, 3 story (24/7)	25	3	0.63	0.91	1,662	3	0.06	0.857	149	3	0.05	0.944	137
455	01.400.55 - Study Service	40	60	Public Library, 3 story (24/7)	25	3	0.63	0.91	34	3	0.06	0.857	3	3	0.05	0.944	3
		7,410	11,158						6,390				574				527
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	981	1,477	Movie Theater	22	3	0.58	0.91	779	3	0.06	0.857	76	3	0.05	0.944	70
535	01.500.35 - Media Production Service	9	14	Movie Theater	22	3	0.58	0.91	7	3	0.06	0.857	1	3	0.05	0.944	1
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		990	1,491						786				77				70
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	15,890	23,926	Health Club, w/Gymnasium	15	3	0.58	0.91	12,614	3	0.06	0.857	1,230	3	0.05	0.944	1,129
523	01.500.23 - Athletic Facilities Spectator Seating	4,191	6,311	Movie Theater	22	3	0.58	0.91	3,327	3	0.06	0.857	324	3	0.05	0.944	298
525	01.500.25 - Athletic or Physical Education Service	4,138	6,231	Health Club, w/Gymnasium	15	3	0.58	0.91	3,285	3	0.06	0.857	320	3	0.05	0.944	294
		24,219	36,468						19,226				1,875				1,721
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	2,845	4,284	College Auditorium	6	3	0.48	0.91	1,869	3	0.06	0.857	220	3	0.05	0.944	202
615	01.600.15 - Assembly Service	2,431	3,661	College Auditorium	6	3	0.48	0.91	1,597	3	0.06	0.857	188	3	0.05	0.944	173
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	1,597	2,405	Cafeteria	4	3	0.90	0.91	1,967	3	0.06	0.857	124	3	1.03	0.944	2,338
635	01.600.35 - Food Facility Service	610	919	Cafeteria	4	3	0.90	0.91	751	3	0.06	0.857	47	3	1.03	0.944	893
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	4,071	6,130	Office Building, 2 story	23	3	0.54	0.91	3,009	3	0.06	0.857	315	3	0.05	0.944	289
655	01.600.55 - Lounge Service	186	280	Office Building, 2 story	23	3	0.54	0.91	137	3	0.06	0.857	14	3	0.05	0.944	13
660	01.600.60 - Merchandising	150	226	Store, Retail	27	3	0.56	0.91	115	3	0.06	0.857	12	3	0.05	0.944	11
665	01.600.65 - Merchandising Service	2,149	3,236	Store, Retail	27	3	0.56	0.91	1,647	3	0.06	0.857	166	3	0.05	0.944	153
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		14,039	21,140						11,094				1,087				4,072
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	159	239	Data Center	11	3	2.29	0.91	498	3	0.06	0.857	12	3	0.05	0.944	11
715	01.700.15 - Central Computer or Telecommunicati	2,433	3,664	Data Center	11	3	2.29	0.91	7,626	3	0.06	0.857	188	3	0.05	0.944	173
720	01.700.20 - Shop	23,850	35,913	Maintenance Shop	20	3	0.58	0.91	18,934	3	0.06	0.857	1,847	3	0.05	0.944	1,695
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	2,570	3,870	Warehouse, Dry	29	3	0.32	0.91	1,126	3	0.06	0.857	199	3	0.01	0.944	37
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		29,012	43,686						28,184				2,246				1,916
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	59	89	College Dormitory, 50 Room	7	3	0.69	0.91	56	3	0.06	0.857	5	3	0.05	0.944	4
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		59	89						56				5				4
	TOTALS	**217,739**	**327,867**						**206,438**				**16,859**				**18,404**
	Cost / SF by Category	**327,867**					**/gsf**		**0.63**		**/gsf**		**0.05**		**/gsf**		**0.06**
		66.41%															
					0												

Summary Data

	JSCC	Cost / SF	Service Level
Gross SF	327,867		
Total O&M+Util		**11.06**	
O&M Net of			
Energy	3.28	7.79	
Water & Sewer	0.63	10.43	
Subtotal - Energy/Wtr/Sew.	3.90	7.16	
Net of All Utilities	**0.71**	**6.45**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	27,843	41,925	College Lecture Classroom	8	3	0.04	0.57	958	3	0.06	0.77	1,944	307,103	7.32
115	01.100.15 - Classroom Service	156	235	College Lecture Classroom	8	3	0.04	0.57	5	3	0.06	0.77	11	1,721	7.32
		27,999	42,160						963				1,955	308,823	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	46,429	69,912	Laboratory, General	18	3	0.04	0.57	1,597	3	0.10	0.77	5,404	1,094,610	15.66
215	01.200.15 - Class Laboratory Service	18,683	28,132	Laboratory, General	18	3	0.04	0.57	643	3	0.10	0.77	2,175	440,470	15.66
220	01.200.20 - Open Laboratory	1,790	2,695	Laboratory, General	18	3	0.04	0.57	62	3	0.10	0.77	208	42,201	15.66
225	01.200.25 - Open Laboratory Service	73	110	Laboratory, General	18	3	0.04	0.57	3	3	0.10	0.77	8	1,721	15.66
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		66,975	100,849						2,303				7,796	1,579,002	
	Office Facilities														
310	01.300.10 - Office	35,826	53,946	Office Building, 2 story	23	3	0.04	0.57	1,232	3	0.07	0.77	2,919	414,488	7.68
315	01.300.15 - Office Service	6,216	9,360	Office Building, 2 story	23	3	0.04	0.57	214	3	0.07	0.77	506	71,916	7.68
		42,042	63,306						1,446				3,425	486,405	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	4,507	6,787	College Lecture Classroom	8	3	0.04	0.57	155	3	0.06	0.77	315	49,711	7.32
355	01.300.55 - Conference Room Service	381	574	College Lecture Classroom	8	3	0.04	0.57	13	3	0.06	0.77	27	4,202	7.32
680	01.600.80 - Meeting Room	107	161	College Lecture Classroom	8	3	0.04	0.57	4	3	0.06	0.77	7	1,180	7.32
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		4,995	7,521						172				349	55,094	
	Study Facilities														
410	01.400.10 - Study Room	904	1,361	Public Library, 3 story (24/7)	25	3	0.04	0.57	31	3	0.09	0.77	95	11,320	8.32
420	01.400.20 - Stack	48	72	Public Library, 3 story (24/7)	25	3	0.04	0.57	2	3	0.09	0.77	5	601	8.32
430	01.400.30 - Open-Stack Study Room	4,491	6,762	Public Library, 3 story (24/7)	25	3	0.04	0.57	154	3	0.09	0.77	470	56,235	8.32
440	01.400.40 - Processing Room	1,927	2,902	Public Library, 3 story (24/7)	25	3	0.04	0.57	66	3	0.09	0.77	202	24,129	8.32
455	01.400.55 - Study Service	40	60	Public Library, 3 story (24/7)	25	3	0.04	0.57	1	3	0.09	0.77	4	501	8.32
		7,410	11,158						255				776	92,786	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	981	1,477	Movie Theater	22	3	0.04	0.57	34	3	0.27	0.77	308	16,017	10.84
535	01.500.35 - Media Production Service	9	14	Movie Theater	22	3	0.04	0.57	0	3	0.27	0.77	3	147	10.84
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		990	1,491						34				311	16,164	10.84
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	15,890	23,926	Health Club, w/Gymnasium	15	3	0.04	0.57	546	3	0.07	0.77	1,295	200,572	8.38
523	01.500.23 - Athletic Facilities Spectator Seating	4,191	6,311	Movie Theater	22	3	0.04	0.57	144	3	0.27	0.77	1,317	68,429	10.84
525	01.500.25 - Athletic or Physical Education Service	4,138	6,231	Health Club, w/Gymnasium	15	3	0.04	0.57	142	3	0.07	0.77	337	52,234	8.38
		24,219	36,468						833				2,949	321,235	8.81
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	2,845	4,284	College Auditorium	6	3	0.04	0.57	98	3	0.11	0.77	364	45,199	10.55
615	01.600.15 - Assembly Service	2,431	3,661	College Auditorium	6	3	0.04	0.57	84	3	0.11	0.77	311	38,621	10.55
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	1,597	2,405	Cafeteria	4	3	0.04	0.57	55	3	0.13	0.77	242	42,822	17.81
635	01.600.35 - Food Facility Service	610	919	Cafeteria	4	3	0.04	0.57	21	3	0.13	0.77	92	16,357	17.81
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	4,071	6,130	Office Building, 2 story	23	3	0.04	0.57	140	3	0.07	0.77	332	47,100	7.68
655	01.600.55 - Lounge Service	186	280	Office Building, 2 story	23	3	0.04	0.57	6	3	0.07	0.77	15	2,152	7.68
660	01.600.60 - Merchandising	150	226	Store, Retail	27	3	0.04	0.57	5	3	0.34	0.77	59	2,027	8.97
665	01.600.65 - Merchandising Service	2,149	3,236	Store, Retail	27	3	0.04	0.57	74	3	0.34	0.77	850	29,034	8.97
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		14,039	21,140						483				2,266	223,311	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	159	239	Data Center	11	3	0.04	0.57	5	3	0.11	0.77	20	14,989	62.61
715	01.700.15 - Central Computer or Telecommunicati	2,433	3,664	Data Center	11	3	0.04	0.57	84	3	0.11	0.77	312	229,361	62.61
720	01.700.20 - Shop	23,850	35,913	Maintenance Shop	20	3	0.04	0.57	820	3	0.23	0.77	6,385	284,277	7.92
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	2,570	3,870	Warehouse, Dry	29	3	0.04	0.57	88	3	0.11	0.77	329	14,361	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		29,012	43,686						998				7,046	542,988	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	JSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	59	89	College Dormitory, 50 Room	7	3	0.04	0.57	2	3	0.11	0.77	8	981	11.04
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		59	89						2				8	981	
	TOTALS	**217,739**	**327,867**						**7,488**				**26,881**	**3,626,789**	
	Cost / SF by Category	**327,867**					**/gsf**		**0.02**		**/gsf**		**0.08**	**11.06**	**/ GSF**
		66.41%											**Adjustments:**		
					0										
													Energy:	**(1,073,816)**	
													Water/Sewer:	**(205,793)**	
													Telecom:	**(233,316)**	
														2,113,864	
														6.45	**/ GSF**

Summary Data

	JSCC	Cost / SF	Service Level
Gross SF	**327,867**		
Total O&M+Util		**11.06**	
O&M Net of			
Energy	3.28	7.79	
Water & Sewer	0.63	10.43	
Subtotal - Energy/Wtr/Sew.	3.90	7.16	
Net of All Utilities	**0.71**	**6.45**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	MSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	57,106	88,604	College Lecture Classroom	8	2	1.91	0.724	122,525	2	0.26	0.893	20,572	3	2.37	0.847	177,863
115	01.100.15 - Classroom Service	1,944	3,016	College Lecture Classroom	8	2	1.91	0.724	4,171	2	0.26	0.893	700	3	2.37	0.847	6,055
		59,050	91,621						126,696				21,272				183,918
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	39,021	60,544	Laboratory, General	18	2	2.58	0.724	113,091	2	0.26	0.893	14,057	3	6.85	0.847	351,273
215	01.200.15 - Class Laboratory Service	3,684	5,716	Laboratory, General	18	2	2.58	0.724	10,677	2	0.26	0.893	1,327	3	6.85	0.847	33,164
220	01.200.20 - Open Laboratory	3,202	4,968	Laboratory, General	18	2	2.58	0.724	9,280	2	0.26	0.893	1,154	3	6.85	0.847	28,825
225	01.200.25 - Open Laboratory Service	302	469	Laboratory, General	18	2	2.58	0.724	875	2	0.26	0.893	109	3	6.85	0.847	2,719
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		46,209	71,697						133,924				16,647				415,981
	Office Facilities																
310	01.300.10 - Office	40,206	62,383	Office Building, 2 story	23	2	2.53	0.724	114,267	2	0.26	0.893	14,484	3	2.54	0.847	134,209
315	01.300.15 - Office Service	13,757	21,345	Office Building, 2 story	23	2	2.53	0.724	39,098	2	0.26	0.893	4,956	3	2.54	0.847	45,921
		53,963	83,728						153,366				19,440				180,130
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,425	5,314	College Lecture Classroom	8	2	1.91	0.724	7,349	2	0.26	0.893	1,234	3	2.37	0.847	10,668
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	1,448	2,247	College Lecture Classroom	8	2	1.91	0.724	3,107	2	0.26	0.893	522	3	2.37	0.847	4,510
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		4,873	7,561						10,455				1,755				15,178
	Study Facilities																
410	01.400.10 - Study Room	9,343	14,496	Public Library, 3 story (24/7)	25	2	2.34	0.724	24,559	2	0.26	0.893	3,366	3	2.96	0.847	36,344
420	01.400.20 - Stack	5,682	8,816	Public Library, 3 story (24/7)	25	2	2.34	0.724	14,936	2	0.26	0.893	2,047	3	2.96	0.847	22,103
430	01.400.30 - Open-Stack Study Room	10,119	15,700	Public Library, 3 story (24/7)	25	2	2.34	0.724	26,599	2	0.26	0.893	3,645	3	2.96	0.847	39,363
440	01.400.40 - Processing Room	1,477	2,292	Public Library, 3 story (24/7)	25	2	2.34	0.724	3,882	2	0.26	0.893	532	3	2.96	0.847	5,746
455	01.400.55 - Study Service	35	54	Public Library, 3 story (24/7)	25	2	2.34	0.724	92	2	0.26	0.893	13	3	2.96	0.847	136
		26,656	41,359						70,068				9,603				103,691
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	3,467	5,379	Office Building, 2 story	23	2	2.53	0.724	9,853	2	0.26	0.893	1,249	3	2.54	0.847	11,573
		3,467	5,379						9,853				1,249				11,573
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	14,387	22,323	Health Club, w/Gymnasium	15	2	1.77	0.724	28,606	2	0.26	0.893	5,183	3	2.99	0.847	56,532
523	01.500.23 - Athletic Facilities Spectator Seating	3,000	4,655	Movie Theater	22	2	4.09	0.724	13,783	2	0.26	0.893	1,081	3	3.74	0.847	14,745
525	01.500.25 - Athletic or Physical Education Service	6,168	9,570	Health Club, w/Gymnasium	15	2	1.77	0.724	12,264	2	0.26	0.893	2,222	3	2.99	0.847	24,237
		23,555	36,547						54,653				8,486				95,514
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	MSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	7,940	12,320	College Auditorium	6	2	4.49	0.724	40,048	2	0.26	0.893	2,860	3	3.49	0.847	36,417
615	01.600.15 - Assembly Service	2,657	4,123	College Auditorium	6	2	4.49	0.724	13,401	2	0.26	0.893	957	3	3.49	0.847	12,186
620	01.600.20 - Exhibition	1,710	2,653	College Auditorium	6	2	4.49	0.724	8,625	2	0.26	0.893	616	3	3.49	0.847	7,843
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	4,833	7,499	Cafeteria	4	2	5.59	0.724	30,349	2	0.26	0.893	1,741	3	4.53	0.847	28,772
635	01.600.35 - Food Facility Service	1,633	2,534	Cafeteria	4	2	5.59	0.724	10,254	2	0.26	0.893	588	3	4.53	0.847	9,722
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	4,537	7,039	Office Building, 2 story	23	2	2.53	0.724	12,894	2	0.26	0.893	1,634	3	2.54	0.847	15,145
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	2,196	3,407	Store, Retail	27	2	2.33	0.724	5,748	2	0.26	0.893	791	3	3.74	0.847	10,793
665	01.600.65 - Merchandising Service	566	878	Store, Retail	27	2	2.33	0.724	1,481	2	0.26	0.893	204	3	3.74	0.847	2,782
670	01.600.70 - Recreation	632	981	Health Club, w/Gymnasium	15	2	1.77	0.724	1,257	2	0.26	0.893	228	3	2.99	0.847	2,483
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		26,704	41,433						124,057				9,620				126,143
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	1,272	1,974	Data Center	11	2	1.21	0.724	1,729	2	0.26	0.893	458	3	17.27	0.847	28,869
715	01.700.15 - Central Computer or Telecommunicati	435	675	Data Center	11	2	1.21	0.724	591	2	0.26	0.893	157	3	17.27	0.847	9,873
720	01.700.20 - Shop	1,786	2,771	Maintenance Shop	20	2	1.51	0.724	3,029	2	0.26	0.893	643	3	3.25	0.847	7,628
725	01.700.25 - Shop Service	662	1,027	Maintenance Shop	20	2	1.51	0.724	1,123	2	0.26	0.893	238	3	3.25	0.847	2,827
730	01.700.30 - Central Storage	8,450	13,111	Warehouse, Dry	29	2	0.14	0.724	1,329	2	0.26	0.893	3,044	3	2.40	0.847	26,652
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		12,605	19,558						7,802				4,541				75,849
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**MSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**257,082**	**398,882**						**690,875**				**92,612**				**1,207,977**
	Cost / SF by Category	**398,882**							**1.73**		**/gsf**		**0.23**		**/gsf**		**3.03**
		64.45%															

0 Service Level Offset for =vlookup( )

Summary Data

	MSCC	Cost / SF	Service Level
Gross SF	**398,882**		
Total O&M+Util		**9.97**	
O&M Net of			
Energy	2.50	7.47	
Water & Sewer	0.99	8.98	
Subtotal - Energy/Wtr/Sew.	3.49	6.48	
Net of All Utilities	**0.68**	**5.80**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	MSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	57,106	88,604	College Lecture Classroom	8	3	0.56	0.92	45,599	3	0.06	0.939	4,992	3	0.05	0.933	4,133
115	01.100.15 - Classroom Service	1,944	3,016	College Lecture Classroom	8	3	0.56	0.92	1,552	3	0.06	0.939	170	3	0.05	0.933	141
		59,050	91,621						47,152				5,162				4,274
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	39,021	60,544	Laboratory, General	18	3	0.92	0.92	51,189	3	0.06	0.939	3,411	3	0.05	0.933	2,824
215	01.200.15 - Class Laboratory Service	3,684	5,716	Laboratory, General	18	3	0.92	0.92	4,833	3	0.06	0.939	322	3	0.05	0.933	267
220	01.200.20 - Open Laboratory	3,202	4,968	Laboratory, General	18	3	0.92	0.92	4,200	3	0.06	0.939	280	3	0.05	0.933	232
225	01.200.25 - Open Laboratory Service	302	469	Laboratory, General	18	3	0.92	0.92	396	3	0.06	0.939	26	3	0.05	0.933	22
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		46,209	71,697						60,618				4,039				3,345
	Office Facilities																
310	01.300.10 - Office	40,206	62,383	Office Building, 2 story	23	3	0.54	0.92	30,958	3	0.06	0.939	3,515	3	0.05	0.933	2,910
315	01.300.15 - Office Service	13,757	21,345	Office Building, 2 story	23	3	0.54	0.92	10,593	3	0.06	0.939	1,203	3	0.05	0.933	996
		53,963	83,728						41,551				4,717				3,906
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,425	5,314	College Lecture Classroom	8	3	0.56	0.92	2,735	3	0.06	0.939	299	3	0.05	0.933	248
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	1,448	2,247	College Lecture Classroom	8	3	0.56	0.92	1,156	3	0.06	0.939	127	3	0.05	0.933	105
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		4,873	7,561						3,891				426				353
	Study Facilities																
410	01.400.10 - Study Room	9,343	14,496	Public Library, 3 story (24/7)	25	3	0.63	0.92	8,393	3	0.06	0.939	817	3	0.05	0.933	676
420	01.400.20 - Stack	5,682	8,816	Public Library, 3 story (24/7)	25	3	0.63	0.92	5,104	3	0.06	0.939	497	3	0.05	0.933	411
430	01.400.30 - Open-Stack Study Room	10,119	15,700	Public Library, 3 story (24/7)	25	3	0.63	0.92	9,090	3	0.06	0.939	885	3	0.05	0.933	732
440	01.400.40 - Processing Room	1,477	2,292	Public Library, 3 story (24/7)	25	3	0.63	0.92	1,327	3	0.06	0.939	129	3	0.05	0.933	107
455	01.400.55 - Study Service	35	54	Public Library, 3 story (24/7)	25	3	0.63	0.92	31	3	0.06	0.939	3	3	0.05	0.933	3
		26,656	41,359						23,945				2,330				1,929
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	3,467	5,379	Office Building, 2 story	23	3	0.54	0.92	2,670	3	0.06	0.939	303	3	0.05	0.933	251
		3,467	5,379						2,670				303				251
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	14,387	22,323	Health Club, w/Gymnasium	15	3	0.58	0.92	11,898	3	0.06	0.939	1,258	3	0.05	0.933	1,041
523	01.500.23 - Athletic Facilities Spectator Seating	3,000	4,655	Movie Theater	22	3	0.58	0.92	2,481	3	0.06	0.939	262	3	0.05	0.933	217
525	01.500.25 - Athletic or Physical Education Service	6,168	9,570	Health Club, w/Gymnasium	15	3	0.58	0.92	5,101	3	0.06	0.939	539	3	0.05	0.933	446
		23,555	36,547						19,480				2,059				1,705
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	MSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	7,940	12,320	College Auditorium	6	3	0.48	0.92	5,434	3	0.06	0.939	694	3	0.05	0.933	575
615	01.600.15 - Assembly Service	2,657	4,123	College Auditorium	6	3	0.48	0.92	1,819	3	0.06	0.939	232	3	0.05	0.933	192
620	01.600.20 - Exhibition	1,710	2,653	College Auditorium	6	3	0.48	0.92	1,170	3	0.06	0.939	149	3	0.05	0.933	124
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	4,833	7,499	Cafeteria	4	3	0.90	0.92	6,202	3	0.06	0.939	422	3	1.03	0.933	7,206
635	01.600.35 - Food Facility Service	1,633	2,534	Cafeteria	4	3	0.90	0.92	2,096	3	0.06	0.939	143	3	1.03	0.933	2,435
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	4,537	7,039	Office Building, 2 story	23	3	0.54	0.92	3,493	3	0.06	0.939	397	3	0.05	0.933	328
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	2,196	3,407	Store, Retail	27	3	0.56	0.92	1,754	3	0.06	0.939	192	3	0.05	0.933	159
665	01.600.65 - Merchandising Service	566	878	Store, Retail	27	3	0.56	0.92	452	3	0.06	0.939	49	3	0.05	0.933	41
670	01.600.70 - Recreation	632	981	Health Club, w/Gymnasium	15	3	0.58	0.92	523	3	0.06	0.939	55	3	0.05	0.933	46
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		26,704	41,433						22,943				2,334				11,106
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	1,272	1,974	Data Center	11	3	2.29	0.92	4,153	3	0.06	0.939	111	3	0.05	0.933	92
715	01.700.15 - Central Computer or Telecommunicati	435	675	Data Center	11	3	2.29	0.92	1,420	3	0.06	0.939	38	3	0.05	0.933	31
720	01.700.20 - Shop	1,786	2,771	Maintenance Shop	20	3	0.58	0.92	1,477	3	0.06	0.939	156	3	0.05	0.933	129
725	01.700.25 - Shop Service	662	1,027	Maintenance Shop	20	3	0.58	0.92	547	3	0.06	0.939	58	3	0.05	0.933	48
730	01.700.30 - Central Storage	8,450	13,111	Warehouse, Dry	29	3	0.32	0.92	3,856	3	0.06	0.939	739	3	0.01	0.933	122
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		12,605	19,558						11,454				1,102				423
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**MSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**257,082**	**398,882**						**233,704**				**22,473**				**27,292**
	Cost / SF by Category	**398,882**					**/gsf**		**0.59**		**/gsf**		**0.06**		**/gsf**		**0.07**
		64.45%															
					0												

Summary Data

	MSCC	Cost / SF	Service Level
Gross SF	**398,882**		
Total O&M+Util		**9.97**	
O&M Net of			
Energy	2.50	7.47	
Water & Sewer	0.99	8.98	
Subtotal - Energy/Wtr/Sew.	3.49	6.48	
Net of All Utilities	**0.68**	**5.80**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	MSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	57,106	88,604	College Lecture Classroom	8	3	0.04	0.73	2,577	3	0.06	0.81	4,301	682,759	7.71
115	01.100.15 - Classroom Service	1,944	3,016	College Lecture Classroom	8	3	0.04	0.73	88	3	0.06	0.81	146	23,242	7.71
		59,050	91,621						2,664				4,447	706,002	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	39,021	60,544	Laboratory, General	18	3	0.04	0.73	1,761	3	0.10	0.81	4,898	943,867	15.59
215	01.200.15 - Class Laboratory Service	3,684	5,716	Laboratory, General	18	3	0.04	0.73	166	3	0.10	0.81	462	89,111	15.59
220	01.200.20 - Open Laboratory	3,202	4,968	Laboratory, General	18	3	0.04	0.73	144	3	0.10	0.81	402	77,452	15.59
225	01.200.25 - Open Laboratory Service	302	469	Laboratory, General	18	3	0.04	0.73	14	3	0.10	0.81	38	7,305	15.59
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		46,209	71,697						2,085				5,800	1,117,736	
	Office Facilities														
310	01.300.10 - Office	40,206	62,383	Office Building, 2 story	23	3	0.04	0.73	1,814	3	0.07	0.81	3,533	481,751	7.72
315	01.300.15 - Office Service	13,757	21,345	Office Building, 2 story	23	3	0.04	0.73	621	3	0.07	0.81	1,209	164,837	7.72
		53,963	83,728						2,435				4,741	646,588	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	3,425	5,314	College Lecture Classroom	8	3	0.04	0.73	155	3	0.06	0.81	258	40,949	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	1,448	2,247	College Lecture Classroom	8	3	0.04	0.73	65	3	0.06	0.81	109	17,312	7.71
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		4,873	7,561						220				367	58,262	
	Study Facilities														
410	01.400.10 - Study Room	9,343	14,496	Public Library, 3 story (24/7)	25	3	0.04	0.73	422	3	0.09	0.81	1,055	122,101	8.42
420	01.400.20 - Stack	5,682	8,816	Public Library, 3 story (24/7)	25	3	0.04	0.73	256	3	0.09	0.81	642	74,256	8.42
430	01.400.30 - Open-Stack Study Room	10,119	15,700	Public Library, 3 story (24/7)	25	3	0.04	0.73	457	3	0.09	0.81	1,143	132,242	8.42
440	01.400.40 - Processing Room	1,477	2,292	Public Library, 3 story (24/7)	25	3	0.04	0.73	67	3	0.09	0.81	167	19,302	8.42
455	01.400.55 - Study Service	35	54	Public Library, 3 story (24/7)	25	3	0.04	0.73	2	3	0.09	0.81	4	457	8.42
		26,656	41,359						1,203				3,011	348,359	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	3,467	5,379	Office Building, 2 story	23	3	0.04	0.73	156	3	0.07	0.81	305	41,542	7.72
		3,467	5,379						156				305	41,542	7.72
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	14,387	22,323	Health Club, w/Gymnasium	15	3	0.04	0.73	649	3	0.07	0.81	1,264	194,162	8.70
523	01.500.23 - Athletic Facilities Spectator Seating	3,000	4,655	Movie Theater	22	3	0.04	0.73	135	3	0.27	0.81	1,017	51,621	11.09
525	01.500.25 - Athletic or Physical Education Service	6,168	9,570	Health Club, w/Gymnasium	15	3	0.04	0.73	278	3	0.07	0.81	542	83,241	8.70
		23,555	36,547						1,063				2,823	329,024	9.00
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	MSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	7,940	12,320	College Auditorium	6	3	0.04	0.73	358	3	0.11	0.81	1,096	132,081	10.72
615	01.600.15 - Assembly Service	2,657	4,123	College Auditorium	6	3	0.04	0.73	120	3	0.11	0.81	367	44,199	10.72
620	01.600.20 - Exhibition	1,710	2,653	College Auditorium	6	3	0.04	0.73	77	3	0.11	0.81	236	28,446	10.72
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	4,833	7,499	Cafeteria	4	3	0.04	0.73	218	3	0.13	0.81	789	135,112	18.02
635	01.600.35 - Food Facility Service	1,633	2,534	Cafeteria	4	3	0.04	0.73	74	3	0.13	0.81	266	45,653	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	4,537	7,039	Office Building, 2 story	23	3	0.04	0.73	205	3	0.07	0.81	399	54,363	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	2,196	3,407	Store, Retail	27	3	0.04	0.73	99	3	0.34	0.81	937	30,672	9.00
665	01.600.65 - Merchandising Service	566	878	Store, Retail	27	3	0.04	0.73	26	3	0.34	0.81	242	7,905	9.00
670	01.600.70 - Recreation	632	981	Health Club, w/Gymnasium	15	3	0.04	0.73	29	3	0.07	0.81	56	8,529	8.70
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		26,704	41,433						1,205				4,387	486,960	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	1,272	1,974	Data Center	11	3	0.04	0.73	57	3	0.11	0.81	176	121,669	61.65
715	01.700.15 - Central Computer or Telecommunicati	435	675	Data Center	11	3	0.04	0.73	20	3	0.11	0.81	60	41,608	61.65
720	01.700.20 - Shop	1,786	2,771	Maintenance Shop	20	3	0.04	0.73	81	3	0.23	0.81	516	22,065	7.96
725	01.700.25 - Shop Service	662	1,027	Maintenance Shop	20	3	0.04	0.73	30	3	0.23	0.81	191	8,179	7.96
730	01.700.30 - Central Storage	8,450	13,111	Warehouse, Dry	29	3	0.04	0.73	381	3	0.11	0.81	1,167	48,534	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		12,605	19,558						569				2,109	242,056	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**MSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**257,082**	**398,882**						**11,599**				**27,991**	**3,976,528**	
	Cost / SF by Category	**398,882**					**/gsf**		**0.03**		**/gsf**		**0.07**	**9.97**	**/ GSF**
		64.45%											**Adjustments:**		
					0										

Summary Data

	MSCC	Cost / SF	Service Level
Gross SF	**398,882**		
Total O&M+Util		**9.97**	
O&M Net of			
Energy	2.50	7.47	
Water & Sewer	0.99	8.98	
Subtotal - Energy/Wtr/Sew.	3.49	6.48	
Net of All Utilities	**0.68**	**5.80**	

Energy:	**(996,193)**	
Water/Sewer:	**(394,756)**	
Telecom:	**(271,055)**	
	2,314,524	
	5.80	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	63,644	111,758	College Lecture Classroom	8	2	1.91	0.724	154,543	2	0.26	0.893	25,948	3	2.37	0.847	224,341
115	01.100.15 - Classroom Service	8,682	15,246	College Lecture Classroom	8	2	1.91	0.724	21,083	2	0.26	0.893	3,540	3	2.37	0.847	30,604
		72,326	127,003						175,625				29,488				254,945
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	62,027	108,919	Laboratory, General	18	2	2.58	0.724	203,453	2	0.26	0.893	25,289	3	6.85	0.847	631,944
215	01.200.15 - Class Laboratory Service	13,590	23,864	Laboratory, General	18	2	2.58	0.724	44,576	2	0.26	0.893	5,541	3	6.85	0.847	138,458
220	01.200.20 - Open Laboratory	2,997	5,263	Laboratory, General	18	2	2.58	0.724	9,831	2	0.26	0.893	1,222	3	6.85	0.847	30,536
225	01.200.25 - Open Laboratory Service	636	1,117	Laboratory, General	18	2	2.58	0.724	2,086	2	0.26	0.893	259	3	6.85	0.847	6,480
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		79,250	139,163						259,946				32,311				807,418
	Office Facilities																
310	01.300.10 - Office	58,107	102,036	Office Building, 2 story	23	2	2.53	0.724	186,902	2	0.26	0.893	23,691	3	2.54	0.847	219,519
315	01.300.15 - Office Service	19,412	34,088	Office Building, 2 story	23	2	2.53	0.724	62,440	2	0.26	0.893	7,915	3	2.54	0.847	73,337
		77,520	136,124						249,342				31,605				292,855
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,690	6,480	College Lecture Classroom	8	2	1.91	0.724	8,961	2	0.26	0.893	1,505	3	2.37	0.847	13,008
355	01.300.55 - Conference Room Service	538	945	College Lecture Classroom	8	2	1.91	0.724	1,306	2	0.26	0.893	219	3	2.37	0.847	1,896
680	01.600.80 - Meeting Room	651	1,143	College Lecture Classroom	8	2	1.91	0.724	1,581	2	0.26	0.893	265	3	2.37	0.847	2,295
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		4,879	8,568						11,849				1,989				17,200
	Study Facilities																
410	01.400.10 - Study Room	11,546	20,274	Public Library, 3 story (24/7)	25	2	2.34	0.724	34,348	2	0.26	0.893	4,707	3	2.96	0.847	50,831
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	12,782	22,444	Public Library, 3 story (24/7)	25	2	2.34	0.724	38,024	2	0.26	0.893	5,211	3	2.96	0.847	56,270
440	01.400.40 - Processing Room	1,487	2,611	Public Library, 3 story (24/7)	25	2	2.34	0.724	4,423	2	0.26	0.893	606	3	2.96	0.847	6,545
455	01.400.55 - Study Service	4,370	7,673	Public Library, 3 story (24/7)	25	2	2.34	0.724	12,999	2	0.26	0.893	1,782	3	2.96	0.847	19,237
		30,184	53,002						89,794				12,306				132,883
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	666	1,170	Movie Theater	22	2	4.09	0.724	3,464	2	0.26	0.893	272	3	3.74	0.847	3,705
535	01.500.35 - Media Production Service	114	200	Movie Theater	22	2	4.09	0.724	593	2	0.26	0.893	46	3	3.74	0.847	634
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	130	228	Office Building, 2 story	23	2	2.53	0.724	418	2	0.26	0.893	53	3	2.54	0.847	491
		910	1,598						4,475				371				4,831
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	3,422	6,009	College Auditorium	6	2	4.49	0.724	19,533	2	0.26	0.893	1,395	3	3.49	0.847	17,762
615	01.600.15 - Assembly Service	42	73	College Auditorium	6	2	4.49	0.724	238	2	0.26	0.893	17	3	3.49	0.847	216
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	54	95	Cafeteria	4	2	5.59	0.724	384	2	0.26	0.893	22	3	4.53	0.847	364
635	01.600.35 - Food Facility Service	4,173	7,328	Cafeteria	4	2	5.59	0.724	29,658	2	0.26	0.893	1,701	3	4.53	0.847	28,117
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	12,708	22,315	Office Building, 2 story	23	2	2.53	0.724	40,874	2	0.26	0.893	5,181	3	2.54	0.847	48,008
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	3,042	5,341	Store, Retail	27	2	2.33	0.724	9,011	2	0.26	0.893	1,240	3	3.74	0.847	16,921
665	01.600.65 - Merchandising Service	195	342	Store, Retail	27	2	2.33	0.724	578	2	0.26	0.893	80	3	3.74	0.847	1,085
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		23,635	41,503						100,275				9,636				112,472
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,492	4,376	Data Center	11	2	1.21	0.724	3,833	2	0.26	0.893	1,016	3	17.27	0.847	64,004
715	01.700.15 - Central Computer or Telecommunicati	2,770	4,864	Data Center	11	2	1.21	0.724	4,261	2	0.26	0.893	1,129	3	17.27	0.847	71,153
720	01.700.20 - Shop	1,544	2,712	Maintenance Shop	20	2	1.51	0.724	2,965	2	0.26	0.893	630	3	3.25	0.847	7,466
725	01.700.25 - Shop Service	256	450	Maintenance Shop	20	2	1.51	0.724	492	2	0.26	0.893	104	3	3.25	0.847	1,238
730	01.700.30 - Central Storage	7,030	12,345	Warehouse, Dry	29	2	0.14	0.724	1,251	2	0.26	0.893	2,866	3	2.40	0.847	25,095
735	01.700.35 - Central Storage Service	77	135	Warehouse, Dry	29	2	0.14	0.724	14	2	0.26	0.893	31	3	2.40	0.847	275
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	2,996	5,260	Garage, Service Station	13	3	0.09	0.724	343	3	0.13	0.893	611	3	0.84	0.847	3,743
750	01.700.50 - Central Service	206	361	Post Office	24	2	1.14	0.724	298	2	0.26	0.893	84	3	2.94	0.847	899
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	99	174	Warehouse, HAZMAT	28	2	0.21	0.724	26	2	0.26	0.893	40	3	10.18	0.847	1,499
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	5,015	8,807	Warehouse, Dry	29	2	0.14	0.724	893	2	0.26	0.893	2,045	3	2.40	0.847	17,902
		22,485	39,484						14,376				8,557				193,274
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**311,190**	**546,447**						**905,681**				**126,263**				**1,815,878**
	Cost / SF by Category	**546,447**							**1.66**		**/gsf**		**0.23**		**/gsf**		**3.32**
		56.95%															

0 Service Level Offset for =vlookup( )

Summary Data

	NaSCC	Cost / SF	Service Level
Gross SF	**546,447**		
Total O&M+Util		**10.68**	
O&M Net of			
Energy	3.03	7.65	
Water & Sewer	0.85	9.83	
Subtotal - Energy/Wtr/Sew.	3.89	6.80	
Net of All Utilities	**0.76**	**6.04**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	63,644	111,758	College Lecture Classroom	8	3	0.56	0.92	57,515	3	0.06	0.939	6,296	3	0.05	0.933	5,213
115	01.100.15 - Classroom Service	8,682	15,246	College Lecture Classroom	8	3	0.56	0.92	7,846	3	0.06	0.939	859	3	0.05	0.933	711
		72,326	127,003						65,361				7,155				5,925
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	62,027	108,919	Laboratory, General	18	3	0.92	0.92	92,089	3	0.06	0.939	6,137	3	0.05	0.933	5,081
215	01.200.15 - Class Laboratory Service	13,590	23,864	Laboratory, General	18	3	0.92	0.92	20,177	3	0.06	0.939	1,344	3	0.05	0.933	1,113
220	01.200.20 - Open Laboratory	2,997	5,263	Laboratory, General	18	3	0.92	0.92	4,450	3	0.06	0.939	297	3	0.05	0.933	246
225	01.200.25 - Open Laboratory Service	636	1,117	Laboratory, General	18	3	0.92	0.92	944	3	0.06	0.939	63	3	0.05	0.933	52
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		79,250	139,163						117,660				7,840				6,492
	Office Facilities																
310	01.300.10 - Office	58,107	102,036	Office Building, 2 story	23	3	0.54	0.92	50,636	3	0.06	0.939	5,749	3	0.05	0.933	4,760
315	01.300.15 - Office Service	19,412	34,088	Office Building, 2 story	23	3	0.54	0.92	16,917	3	0.06	0.939	1,921	3	0.05	0.933	1,590
		77,520	136,124						67,553				7,669				6,350
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	3,690	6,480	College Lecture Classroom	8	3	0.56	0.92	3,335	3	0.06	0.939	365	3	0.05	0.933	302
355	01.300.55 - Conference Room Service	538	945	College Lecture Classroom	8	3	0.56	0.92	486	3	0.06	0.939	53	3	0.05	0.933	44
680	01.600.80 - Meeting Room	651	1,143	College Lecture Classroom	8	3	0.56	0.92	588	3	0.06	0.939	64	3	0.05	0.933	53
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		4,879	8,568						4,410				483				400
	Study Facilities																
410	01.400.10 - Study Room	11,546	20,274	Public Library, 3 story (24/7)	25	3	0.63	0.92	11,738	3	0.06	0.939	1,142	3	0.05	0.933	946
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	12,782	22,444	Public Library, 3 story (24/7)	25	3	0.63	0.92	12,995	3	0.06	0.939	1,265	3	0.05	0.933	1,047
440	01.400.40 - Processing Room	1,487	2,611	Public Library, 3 story (24/7)	25	3	0.63	0.92	1,511	3	0.06	0.939	147	3	0.05	0.933	122
455	01.400.55 - Study Service	4,370	7,673	Public Library, 3 story (24/7)	25	3	0.63	0.92	4,442	3	0.06	0.939	432	3	0.05	0.933	358
		30,184	53,002						30,687				2,986				2,473
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	666	1,170	Movie Theater	22	3	0.58	0.92	623	3	0.06	0.939	66	3	0.05	0.933	55
535	01.500.35 - Media Production Service	114	200	Movie Theater	22	3	0.58	0.92	107	3	0.06	0.939	11	3	0.05	0.933	9
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	130	228	Office Building, 2 story	23	3	0.54	0.92	113	3	0.06	0.939	13	3	0.05	0.933	11
		910	1,598						843				90				75
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	3,422	6,009	College Auditorium	6	3	0.48	0.92	2,651	3	0.06	0.939	339	3	0.05	0.933	280
615	01.600.15 - Assembly Service	42	73	College Auditorium	6	3	0.48	0.92	32	3	0.06	0.939	4	3	0.05	0.933	3
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	54	95	Cafeteria	4	3	0.90	0.92	78	3	0.06	0.939	5	3	1.03	0.933	91
635	01.600.35 - Food Facility Service	4,173	7,328	Cafeteria	4	3	0.90	0.92	6,061	3	0.06	0.939	413	3	1.03	0.933	7,042
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	12,708	22,315	Office Building, 2 story	23	3	0.54	0.92	11,074	3	0.06	0.939	1,257	3	0.05	0.933	1,041
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	3,042	5,341	Store, Retail	27	3	0.56	0.92	2,749	3	0.06	0.939	301	3	0.05	0.933	249
665	01.600.65 - Merchandising Service	195	342	Store, Retail	27	3	0.56	0.92	176	3	0.06	0.939	19	3	0.05	0.933	16
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		23,635	41,503						22,821				2,338				8,723
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,492	4,376	Data Center	11	3	2.29	0.92	9,208	3	0.06	0.939	247	3	0.05	0.933	204
715	01.700.15 - Central Computer or Telecommunicati	2,770	4,864	Data Center	11	3	2.29	0.92	10,237	3	0.06	0.939	274	3	0.05	0.933	227
720	01.700.20 - Shop	1,544	2,712	Maintenance Shop	20	3	0.58	0.92	1,446	3	0.06	0.939	153	3	0.05	0.933	127
725	01.700.25 - Shop Service	256	450	Maintenance Shop	20	3	0.58	0.92	240	3	0.06	0.939	25	3	0.05	0.933	21
730	01.700.30 - Central Storage	7,030	12,345	Warehouse, Dry	29	3	0.32	0.92	3,630	3	0.06	0.939	696	3	0.01	0.933	115
735	01.700.35 - Central Storage Service	77	135	Warehouse, Dry	29	3	0.32	0.92	40	3	0.06	0.939	8	3	0.01	0.933	1
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	2,996	5,260	Garage, Service Station	13	3	0.29	0.92	1,402	3	0.06	0.939	296	3	0.01	0.933	49
750	01.700.50 - Central Service	206	361	Post Office	24	3	0.40	0.92	133	3	0.06	0.939	20	3	0.05	0.933	17
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	99	174	Warehouse, HAZMAT	28	3	0.74	0.92	118	3	0.06	0.939	10	3	0.01	0.933	2
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	5,015	8,807	Warehouse, Dry	29	3	0.32	0.92	2,590	3	0.06	0.939	496	3	0.01	0.933	82
		22,485	39,484						29,044				2,225				845
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**311,190**	**546,447**						**338,379**				**30,787**				**31,282**
	Cost / SF by Category	**546,447**					**/gsf**		**0.62**		**/gsf**		**0.06**		**/gsf**		**0.06**
		56.95%															
					0												

Summary Data

	NaSCC	Cost / SF	Service Level
Gross SF	**546,447**		
Total O&M+Util		**10.68**	
O&M Net of			
Energy	3.03	7.65	
Water & Sewer	0.85	9.83	
Subtotal - Energy/Wtr/Sew.	3.89	6.80	
Net of All Utilities	**0.76**	**6.04**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	63,644	111,758	College Lecture Classroom	8	3	0.04	0.73	3,250	3	0.06	0.81	5,425	861,172	7.71
115	01.100.15 - Classroom Service	8,682	15,246	College Lecture Classroom	8	3	0.04	0.73	443	3	0.06	0.81	740	117,480	7.71
		72,326	127,003						3,693				6,165	978,652	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	62,027	108,919	Laboratory, General	18	3	0.04	0.73	3,167	3	0.10	0.81	8,812	1,698,027	15.59
215	01.200.15 - Class Laboratory Service	13,590	23,864	Laboratory, General	18	3	0.04	0.73	694	3	0.10	0.81	1,931	372,034	15.59
220	01.200.20 - Open Laboratory	2,997	5,263	Laboratory, General	18	3	0.04	0.73	153	3	0.10	0.81	426	82,051	15.59
225	01.200.25 - Open Laboratory Service	636	1,117	Laboratory, General	18	3	0.04	0.73	32	3	0.10	0.81	90	17,411	15.59
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		79,250	139,163						4,047				11,258	2,169,522	
	Office Facilities														
310	01.300.10 - Office	58,107	102,036	Office Building, 2 story	23	3	0.04	0.73	2,967	3	0.07	0.81	5,778	787,977	7.72
315	01.300.15 - Office Service	19,412	34,088	Office Building, 2 story	23	3	0.04	0.73	991	3	0.07	0.81	1,930	263,246	7.72
		77,520	136,124						3,958				7,709	1,051,223	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	3,690	6,480	College Lecture Classroom	8	3	0.04	0.73	188	3	0.06	0.81	315	49,934	7.71
355	01.300.55 - Conference Room Service	538	945	College Lecture Classroom	8	3	0.04	0.73	27	3	0.06	0.81	46	7,280	7.71
680	01.600.80 - Meeting Room	651	1,143	College Lecture Classroom	8	3	0.04	0.73	33	3	0.06	0.81	56	8,811	7.71
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		4,879	8,568						249				416	66,025	
	Study Facilities														
410	01.400.10 - Study Room	11,546	20,274	Public Library, 3 story (24/7)	25	3	0.04	0.73	590	3	0.09	0.81	1,476	170,769	8.42
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	12,782	22,444	Public Library, 3 story (24/7)	25	3	0.04	0.73	653	3	0.09	0.81	1,634	189,045	8.42
440	01.400.40 - Processing Room	1,487	2,611	Public Library, 3 story (24/7)	25	3	0.04	0.73	76	3	0.09	0.81	190	21,988	8.42
455	01.400.55 - Study Service	4,370	7,673	Public Library, 3 story (24/7)	25	3	0.04	0.73	223	3	0.09	0.81	559	64,629	8.42
		30,184	53,002						1,541				3,859	446,431	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	666	1,170	Movie Theater	22	3	0.04	0.73	34	3	0.27	0.81	255	12,972	11.09
535	01.500.35 - Media Production Service	114	200	Movie Theater	22	3	0.04	0.73	6	3	0.27	0.81	44	2,220	11.09
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	130	228	Office Building, 2 story	23	3	0.04	0.73	7	3	0.07	0.81	13	1,763	7.72
		910	1,598						46				312	16,955	10.61
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	3,422	6,009	College Auditorium	6	3	0.04	0.73	175	3	0.11	0.81	535	64,421	10.72
615	01.600.15 - Assembly Service	42	73	College Auditorium	6	3	0.04	0.73	2	3	0.11	0.81	7	785	10.72
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	54	95	Cafeteria	4	3	0.04	0.73	3	3	0.13	0.81	10	1,709	18.02
635	01.600.35 - Food Facility Service	4,173	7,328	Cafeteria	4	3	0.04	0.73	213	3	0.13	0.81	771	132,037	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	12,708	22,315	Office Building, 2 story	23	3	0.04	0.73	649	3	0.07	0.81	1,264	172,326	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	3,042	5,341	Store, Retail	27	3	0.04	0.73	155	3	0.34	0.81	1,469	48,083	9.00
665	01.600.65 - Merchandising Service	195	342	Store, Retail	27	3	0.04	0.73	10	3	0.34	0.81	94	3,082	9.00
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		23,635	41,503						1,207				4,149	422,442	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	2,492	4,376	Data Center	11	3	0.04	0.73	127	3	0.11	0.81	389	269,745	61.65
715	01.700.15 - Central Computer or Telecommunicati	2,770	4,864	Data Center	11	3	0.04	0.73	141	3	0.11	0.81	433	299,873	61.65
720	01.700.20 - Shop	1,544	2,712	Maintenance Shop	20	3	0.04	0.73	79	3	0.23	0.81	505	21,595	7.96
725	01.700.25 - Shop Service	256	450	Maintenance Shop	20	3	0.04	0.73	13	3	0.23	0.81	84	3,582	7.96
730	01.700.30 - Central Storage	7,030	12,345	Warehouse, Dry	29	3	0.04	0.73	359	3	0.11	0.81	1,099	45,699	3.70
735	01.700.35 - Central Storage Service	77	135	Warehouse, Dry	29	3	0.04	0.73	4	3	0.11	0.81	12	501	3.70
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	2,996	5,260	Garage, Service Station	13	3	0.04	0.73	153	3	0.07	0.81	298	9,154	1.74
750	01.700.50 - Central Service	206	361	Post Office	24	3	0.04	0.73	10	3	0.21	0.81	61	2,719	7.53
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	99	174	Warehouse, HAZMAT	28	3	0.04	0.73	5	3	0.75	0.81	105	2,024	11.64
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	5,015	8,807	Warehouse, Dry	29	3	0.04	0.73	256	3	0.11	0.81	784	32,601	3.70
		22,485	39,484						1,148				3,770	687,494	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	NaSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**311,190**	**546,447**						**15,891**				**37,638**	**5,838,744**	
	Cost / SF by Category	**546,447**					**/gsf**		**0.03**		**/gsf**		**0.07**	**10.68**	**/ GSF**
		56.95%											**Adjustments:**		
					0										

Summary Data

	NaSCC	Cost / SF	Service Level
Gross SF	546,447		
Total O&M+Util		**10.68**	
O&M Net of			
Energy	3.03	7.65	
Water & Sewer	0.85	9.83	
Subtotal - Energy/Wtr/Sew.	3.89	6.80	
Net of All Utilities	**0.76**	**6.04**	

Energy:	**(1,656,262)**	
Water/Sewer:	**(466,923)**	
Telecom:	**(413,762)**	
	3,301,797	
	6.04	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	32,709	52,025	College Lecture Classroom	8	2	1.91	0.676	67,173	2	0.26	0.885	11,971	3	2.37	0.807	99,502
115	01.100.15 - Classroom Service	1,152	1,832	College Lecture Classroom	8	2	1.91	0.676	2,366	2	0.26	0.885	422	3	2.37	0.807	3,504
		33,861	53,857						69,538				12,393				103,007
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	51,584	82,046	Laboratory, General	18	2	2.58	0.676	143,096	2	0.26	0.885	18,879	3	6.85	0.807	453,549
215	01.200.15 - Class Laboratory Service	4,479	7,124	Laboratory, General	18	2	2.58	0.676	12,425	2	0.26	0.885	1,639	3	6.85	0.807	39,381
220	01.200.20 - Open Laboratory	3,083	4,904	Laboratory, General	18	2	2.58	0.676	8,552	2	0.26	0.885	1,128	3	6.85	0.807	27,107
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		59,146	94,074						164,073				21,646				520,037
	Office Facilities																
310	01.300.10 - Office	44,350	70,540	Office Building, 2 story	23	2	2.53	0.676	120,644	2	0.26	0.885	16,231	3	2.54	0.807	144,592
315	01.300.15 - Office Service	7,164	11,395	Office Building, 2 story	23	2	2.53	0.676	19,488	2	0.26	0.885	2,622	3	2.54	0.807	23,356
		51,514	81,935						140,132				18,853				167,949
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	2,651	4,217	College Lecture Classroom	8	2	1.91	0.676	5,444	2	0.26	0.885	970	3	2.37	0.807	8,064
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
680	01.600.80 - Meeting Room	4,595	7,309	College Lecture Classroom	8	2	1.91	0.676	9,436	2	0.26	0.885	1,682	3	2.37	0.807	13,978
685	01.600.85 - Meeting Room Service	231	367	College Lecture Classroom	8	2	1.91	0.676	474	2	0.26	0.885	85	3	2.37	0.807	703
		7,477	11,892						15,355				2,736				22,745
	Study Facilities																
410	01.400.10 - Study Room	3,357	5,339	Public Library, 3 story (24/7)	25	2	2.34	0.676	8,446	2	0.26	0.885	1,229	3	2.96	0.807	12,754
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	25,234	40,136	Public Library, 3 story (24/7)	25	2	2.34	0.676	63,488	2	0.26	0.885	9,235	3	2.96	0.807	95,873
440	01.400.40 - Processing Room	1,226	1,950	Public Library, 3 story (24/7)	25	2	2.34	0.676	3,085	2	0.26	0.885	449	3	2.96	0.807	4,658
455	01.400.55 - Study Service	1,185	1,885	Public Library, 3 story (24/7)	25	2	2.34	0.676	2,981	2	0.26	0.885	434	3	2.96	0.807	4,502
		31,002	49,310						78,000				11,346				117,788
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	2,588	4,116	Movie Theater	22	2	4.09	0.676	11,381	2	0.26	0.885	947	3	3.74	0.807	12,424
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	188	299	Office Building, 2 story	23	2	2.53	0.676	511	2	0.26	0.885	69	3	2.54	0.807	613
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		2,776	4,415						11,892				1,016				13,037
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	1,337	2,127	Health Club, w/Gymnasium	15	2	1.77	0.676	2,544	2	0.26	0.885	489	3	2.99	0.807	5,131
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	709	1,128	Health Club, w/Gymnasium	15	2	1.77	0.676	1,349	2	0.26	0.885	259	3	2.99	0.807	2,721
		2,046	3,254						3,894				749				7,852
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	10,948	17,413	College Auditorium	6	2	4.49	0.676	52,853	2	0.26	0.885	4,007	3	3.49	0.807	49,043
615	01.600.15 - Assembly Service	3,116	4,956	College Auditorium	6	2	4.49	0.676	15,043	2	0.26	0.885	1,140	3	3.49	0.807	13,959
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	3,637	5,785	Cafeteria	4	2	5.59	0.676	21,860	2	0.26	0.885	1,331	3	4.53	0.807	21,148
635	01.600.35 - Food Facility Service	1,898	3,019	Cafeteria	4	2	5.59	0.676	11,408	2	0.26	0.885	695	3	4.53	0.807	11,036
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	1,860	2,958	Office Building, 2 story	23	2	2.53	0.676	5,060	2	0.26	0.885	681	3	2.54	0.807	6,064
655	01.600.55 - Lounge Service	80	127	Office Building, 2 story	23	2	2.53	0.676	218	2	0.26	0.885	29	3	2.54	0.807	261
660	01.600.60 - Merchandising	1,921	3,055	Store, Retail	27	2	2.33	0.676	4,813	2	0.26	0.885	703	3	3.74	0.807	9,222
665	01.600.65 - Merchandising Service	335	533	Store, Retail	27	2	2.33	0.676	839	2	0.26	0.885	123	3	3.74	0.807	1,608
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		23,795	37,847						112,093				8,709				112,340
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	642	1,021	Data Center	11	2	1.21	0.676	835	2	0.26	0.885	235	3	17.27	0.807	14,231
715	01.700.15 - Central Computer or Telecommunicati	1,054	1,676	Data Center	11	2	1.21	0.676	1,371	2	0.26	0.885	386	3	17.27	0.807	23,364
720	01.700.20 - Shop	3,863	6,144	Maintenance Shop	20	2	1.51	0.676	6,272	2	0.26	0.885	1,414	3	3.25	0.807	16,115
725	01.700.25 - Shop Service	801	1,274	Maintenance Shop	20	2	1.51	0.676	1,300	2	0.26	0.885	293	3	3.25	0.807	3,341
730	01.700.30 - Central Storage	8,830	14,044	Warehouse, Dry	29	2	0.14	0.676	1,329	2	0.26	0.885	3,232	3	2.40	0.807	27,201
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	163	259	Post Office	24	2	1.14	0.676	200	2	0.26	0.885	60	3	2.94	0.807	615
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		15,353	24,420						11,308				5,619				84,868
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**226,970**	**361,005**						**606,286**				**83,067**				**1,149,623**
	Cost / SF by Category	**361,005**							**1.68**		**/gsf**		**0.23**		**/gsf**		**3.18**
		62.87%															

0 Service Level Offset for =vlookup( )

Summary Data

	NeSCC	Cost / SF	Service Level
Gross SF	**361,005**		
Total O&M+Util		**10.32**	
O&M Net of			
Energy	2.80	7.52	
Water & Sewer	0.81	9.51	
Subtotal - Energy/Wtr/Sew.	3.60	6.71	
Net of All Utilities	**0.71**	**6.01**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	32,709	52,025	College Lecture Classroom	8	3	0.56	1.00	29,134	3	0.06	0.791	2,469	3	0.05	0.921	2,396
115	01.100.15 - Classroom Service	1,152	1,832	College Lecture Classroom	8	3	0.56	1.00	1,026	3	0.06	0.791	87	3	0.05	0.921	84
		33,861	53,857						30,160				2,556				2,480
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	51,584	82,046	Laboratory, General	18	3	0.92	1.00	75,483	3	0.06	0.791	3,894	3	0.05	0.921	3,778
215	01.200.15 - Class Laboratory Service	4,479	7,124	Laboratory, General	18	3	0.92	1.00	6,554	3	0.06	0.791	338	3	0.05	0.921	328
220	01.200.20 - Open Laboratory	3,083	4,904	Laboratory, General	18	3	0.92	1.00	4,511	3	0.06	0.791	233	3	0.05	0.921	226
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		59,146	94,074						86,548				4,465				4,332
	Office Facilities																
310	01.300.10 - Office	44,350	70,540	Office Building, 2 story	23	3	0.54	1.00	38,092	3	0.06	0.791	3,348	3	0.05	0.921	3,248
315	01.300.15 - Office Service	7,164	11,395	Office Building, 2 story	23	3	0.54	1.00	6,153	3	0.06	0.791	541	3	0.05	0.921	525
		51,514	81,935						44,245				3,889				3,773
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	2,651	4,217	College Lecture Classroom	8	3	0.56	1.00	2,361	3	0.06	0.791	200	3	0.05	0.921	194
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
680	01.600.80 - Meeting Room	4,595	7,309	College Lecture Classroom	8	3	0.56	1.00	4,093	3	0.06	0.791	347	3	0.05	0.921	337
685	01.600.85 - Meeting Room Service	231	367	College Lecture Classroom	8	3	0.56	1.00	206	3	0.06	0.791	17	3	0.05	0.921	17
		7,477	11,892						6,660				564				548
	Study Facilities																
410	01.400.10 - Study Room	3,357	5,339	Public Library, 3 story (24/7)	25	3	0.63	1.00	3,364	3	0.06	0.791	253	3	0.05	0.921	246
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	25,234	40,136	Public Library, 3 story (24/7)	25	3	0.63	1.00	25,285	3	0.06	0.791	1,905	3	0.05	0.921	1,848
440	01.400.40 - Processing Room	1,226	1,950	Public Library, 3 story (24/7)	25	3	0.63	1.00	1,229	3	0.06	0.791	93	3	0.05	0.921	90
455	01.400.55 - Study Service	1,185	1,885	Public Library, 3 story (24/7)	25	3	0.63	1.00	1,187	3	0.06	0.791	89	3	0.05	0.921	87
		31,002	49,310						31,065				2,340				2,271
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	2,588	4,116	Movie Theater	22	3	0.58	1.00	2,387	3	0.06	0.791	195	3	0.05	0.921	190
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	188	299	Office Building, 2 story	23	3	0.54	1.00	161	3	0.06	0.791	14	3	0.05	0.921	14
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		2,776	4,415						2,549				210				203
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	1,337	2,127	Health Club, w/Gymnasium	15	3	0.58	1.00	1,233	3	0.06	0.791	101	3	0.05	0.921	98
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	709	1,128	Health Club, w/Gymnasium	15	3	0.58	1.00	654	3	0.06	0.791	54	3	0.05	0.921	52
		2,046	3,254						1,887				154				150
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	10,948	17,413	College Auditorium	6	3	0.48	1.00	8,358	3	0.06	0.791	826	3	0.05	0.921	802
615	01.600.15 - Assembly Service	3,116	4,956	College Auditorium	6	3	0.48	1.00	2,379	3	0.06	0.791	235	3	0.05	0.921	228
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	3,637	5,785	Cafeteria	4	3	0.90	1.00	5,206	3	0.06	0.791	275	3	1.03	0.921	5,488
635	01.600.35 - Food Facility Service	1,898	3,019	Cafeteria	4	3	0.90	1.00	2,717	3	0.06	0.791	143	3	1.03	0.921	2,864
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	1,860	2,958	Office Building, 2 story	23	3	0.54	1.00	1,598	3	0.06	0.791	140	3	0.05	0.921	136
655	01.600.55 - Lounge Service	80	127	Office Building, 2 story	23	3	0.54	1.00	69	3	0.06	0.791	6	3	0.05	0.921	6
660	01.600.60 - Merchandising	1,921	3,055	Store, Retail	27	3	0.56	1.00	1,711	3	0.06	0.791	145	3	0.05	0.921	141
665	01.600.65 - Merchandising Service	335	533	Store, Retail	27	3	0.56	1.00	298	3	0.06	0.791	25	3	0.05	0.921	25
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		23,795	37,847						22,336				1,796				9,689
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	642	1,021	Data Center	11	3	2.29	1.00	2,338	3	0.06	0.791	48	3	0.05	0.921	47
715	01.700.15 - Central Computer or Telecommunicati	1,054	1,676	Data Center	11	3	2.29	1.00	3,839	3	0.06	0.791	80	3	0.05	0.921	77
720	01.700.20 - Shop	3,863	6,144	Maintenance Shop	20	3	0.58	1.00	3,564	3	0.06	0.791	292	3	0.05	0.921	283
725	01.700.25 - Shop Service	801	1,274	Maintenance Shop	20	3	0.58	1.00	739	3	0.06	0.791	60	3	0.05	0.921	59
730	01.700.30 - Central Storage	8,830	14,044	Warehouse, Dry	29	3	0.32	1.00	4,494	3	0.06	0.791	667	3	0.01	0.921	129
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	163	259	Post Office	24	3	0.40	1.00	104	3	0.06	0.791	12	3	0.05	0.921	12
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		15,353	24,420						15,078				1,159				607
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**226,970**	**361,005**						**240,529**				**17,133**				**24,053**
	Cost / SF by Category	**361,005**					**/gsf**		**0.67**		**/gsf**		**0.05**		**/gsf**		**0.07**
		62.87%															
					0												

Summary Data

	NeSCC	Cost / SF	Service Level
Gross SF	361,005		
Total O&M+Util		**10.32**	
O&M Net of			
Energy	2.80	7.52	
Water & Sewer	0.81	9.51	
Subtotal - Energy/Wtr/Sew.	3.60	6.71	
Net of All Utilities	**0.71**	**6.01**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	32,709	52,025	College Lecture Classroom	8	3	0.04	1.00	2,081	3	0.06	1.00	3,121	387,975	7.46
115	01.100.15 - Classroom Service	1,152	1,832	College Lecture Classroom	8	3	0.04	1.00	73	3	0.06	1.00	110	13,664	7.46
		33,861	53,857						2,154				3,231	401,640	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	51,584	82,046	Laboratory, General	18	3	0.04	1.00	3,282	3	0.10	1.00	8,205	1,245,569	15.18
215	01.200.15 - Class Laboratory Service	4,479	7,124	Laboratory, General	18	3	0.04	1.00	285	3	0.10	1.00	712	108,152	15.18
220	01.200.20 - Open Laboratory	3,083	4,904	Laboratory, General	18	3	0.04	1.00	196	3	0.10	1.00	490	74,443	15.18
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		59,146	94,074						3,763				9,407	1,428,165	
	Office Facilities														
310	01.300.10 - Office	44,350	70,540	Office Building, 2 story	23	3	0.04	1.00	2,822	3	0.07	1.00	4,938	529,716	7.51
315	01.300.15 - Office Service	7,164	11,395	Office Building, 2 story	23	3	0.04	1.00	456	3	0.07	1.00	798	85,567	7.51
		51,514	81,935						3,277				5,735	615,283	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	2,651	4,217	College Lecture Classroom	8	3	0.04	1.00	169	3	0.06	1.00	253	31,445	7.46
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	4,595	7,309	College Lecture Classroom	8	3	0.04	1.00	292	3	0.06	1.00	439	54,503	7.46
685	01.600.85 - Meeting Room Service	231	367	College Lecture Classroom	8	3	0.04	1.00	15	3	0.06	1.00	22	2,740	7.46
		7,477	11,892						476				714	88,688	
	Study Facilities														
410	01.400.10 - Study Room	3,357	5,339	Public Library, 3 story (24/7)	25	3	0.04	1.00	214	3	0.09	1.00	481	43,688	8.18
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	25,234	40,136	Public Library, 3 story (24/7)	25	3	0.04	1.00	1,605	3	0.09	1.00	3,612	328,396	8.18
440	01.400.40 - Processing Room	1,226	1,950	Public Library, 3 story (24/7)	25	3	0.04	1.00	78	3	0.09	1.00	176	15,955	8.18
455	01.400.55 - Study Service	1,185	1,885	Public Library, 3 story (24/7)	25	3	0.04	1.00	75	3	0.09	1.00	170	15,422	8.18
		31,002	49,310						1,972				4,438	403,460	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	2,588	4,116	Movie Theater	22	3	0.04	1.00	165	3	0.27	1.00	1,111	44,148	10.73
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	188	299	Office Building, 2 story	23	3	0.04	1.00	12	3	0.07	1.00	21	2,245	7.51
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		2,776	4,415						177				1,132	46,393	10.51
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	1,337	2,127	Health Club, w/Gymnasium	15	3	0.04	1.00	85	3	0.07	1.00	149	17,929	8.43
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	709	1,128	Health Club, w/Gymnasium	15	3	0.04	1.00	45	3	0.07	1.00	79	9,508	8.43
		2,046	3,254						130				228	27,436	8.43
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	10,948	17,413	College Auditorium	6	3	0.04	1.00	697	3	0.11	1.00	1,915	179,756	10.32
615	01.600.15 - Assembly Service	3,116	4,956	College Auditorium	6	3	0.04	1.00	198	3	0.11	1.00	545	51,162	10.32
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	3,637	5,785	Cafeteria	4	3	0.04	1.00	231	3	0.13	1.00	752	101,094	17.48
635	01.600.35 - Food Facility Service	1,898	3,019	Cafeteria	4	3	0.04	1.00	121	3	0.13	1.00	392	52,757	17.48
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	1,860	2,958	Office Building, 2 story	23	3	0.04	1.00	118	3	0.07	1.00	207	22,216	7.51
655	01.600.55 - Lounge Service	80	127	Office Building, 2 story	23	3	0.04	1.00	5	3	0.07	1.00	9	956	7.51
660	01.600.60 - Merchandising	1,921	3,055	Store, Retail	27	3	0.04	1.00	122	3	0.34	1.00	1,039	26,857	8.79
665	01.600.65 - Merchandising Service	335	533	Store, Retail	27	3	0.04	1.00	21	3	0.34	1.00	181	4,684	8.79
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		23,795	37,847						1,514				5,041	439,480	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	642	1,021	Data Center	11	3	0.04	1.00	41	3	0.11	1.00	112	61,780	60.50
715	01.700.15 - Central Computer or Telecommunicati	1,054	1,676	Data Center	11	3	0.04	1.00	67	3	0.11	1.00	184	101,427	60.50
720	01.700.20 - Shop	3,863	6,144	Maintenance Shop	20	3	0.04	1.00	246	3	0.23	1.00	1,413	47,865	7.79
725	01.700.25 - Shop Service	801	1,274	Maintenance Shop	20	3	0.04	1.00	51	3	0.23	1.00	293	9,925	7.79
730	01.700.30 - Central Storage	8,830	14,044	Warehouse, Dry	29	3	0.04	1.00	562	3	0.11	1.00	1,545	51,026	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	163	259	Post Office	24	3	0.04	1.00	10	3	0.21	1.00	54	1,906	7.35
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		15,353	24,420						977				3,602	273,929	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	NeSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**226,970**	**361,005**						**14,440**				**33,529**	**3,724,473**	
	Cost / SF by Category	**361,005**					**/gsf**		**0.04**		**/gsf**		**0.09**	**10.32**	**/ GSF**
		62.87%											**Adjustments:**		
					0										

Summary Data

	NeSCC	Cost / SF	Service Level
Gross SF	361,005		
Total O&M+Util		**10.32**	
O&M Net of			
Energy	2.80	7.52	
Water & Sewer	0.81	9.51	
Subtotal - Energy/Wtr/Sew.	3.60	6.71	
Net of All Utilities	**0.71**	**6.01**	

Energy:	**(1,009,220)**	
Water/Sewer:	**(291,481)**	
Telecom:	**(255,111)**	
	2,168,661	
	6.01	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	70,779	119,786	College Lecture Classroom	8	2	1.91	0.676	154,663	2	0.26	0.885	27,563	3	2.37	0.807	229,101
115	01.100.15 - Classroom Service	166	281	College Lecture Classroom	8	2	1.91	0.676	363	2	0.26	0.885	65	3	2.37	0.807	537
		70,945	120,067						155,025				27,627				229,638
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	112,205	189,895	Laboratory, General	18	2	2.58	0.676	331,192	2	0.26	0.885	43,695	3	6.85	0.807	1,049,729
215	01.200.15 - Class Laboratory Service	9,175	15,528	Laboratory, General	18	2	2.58	0.676	27,082	2	0.26	0.885	3,573	3	6.85	0.807	85,836
220	01.200.20 - Open Laboratory	21,237	35,941	Laboratory, General	18	2	2.58	0.676	62,685	2	0.26	0.885	8,270	3	6.85	0.807	198,682
225	01.200.25 - Open Laboratory Service	22	37	Laboratory, General	18	2	2.58	0.676	65	2	0.26	0.885	9	3	6.85	0.807	206
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		142,639	241,401						421,023				55,546				1,334,453
	Office Facilities																
310	01.300.10 - Office	88,986	150,599	Office Building, 2 story	23	2	2.53	0.676	257,567	2	0.26	0.885	34,653	3	2.54	0.807	308,695
315	01.300.15 - Office Service	8,883	15,034	Office Building, 2 story	23	2	2.53	0.676	25,712	2	0.26	0.885	3,459	3	2.54	0.807	30,815
		97,869	165,633						283,278				38,112				339,511
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,756	9,741	College Lecture Classroom	8	2	1.91	0.676	12,578	2	0.26	0.885	2,241	3	2.37	0.807	18,631
355	01.300.55 - Conference Room Service	297	503	College Lecture Classroom	8	2	1.91	0.676	649	2	0.26	0.885	116	3	2.37	0.807	961
680	01.600.80 - Meeting Room	3,033	5,133	College Lecture Classroom	8	2	1.91	0.676	6,628	2	0.26	0.885	1,181	3	2.37	0.807	9,817
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		9,086	15,377						19,854				3,538				29,410
	Study Facilities																
410	01.400.10 - Study Room	10,264	17,371	Public Library, 3 story (24/7)	25	2	2.34	0.676	27,478	2	0.26	0.885	3,997	3	2.96	0.807	41,494
420	01.400.20 - Stack	13,142	22,241	Public Library, 3 story (24/7)	25	2	2.34	0.676	35,182	2	0.26	0.885	5,118	3	2.96	0.807	53,128
430	01.400.30 - Open-Stack Study Room	9,662	16,352	Public Library, 3 story (24/7)	25	2	2.34	0.676	25,866	2	0.26	0.885	3,763	3	2.96	0.807	39,060
440	01.400.40 - Processing Room	3,058	5,175	Public Library, 3 story (24/7)	25	2	2.34	0.676	8,187	2	0.26	0.885	1,191	3	2.96	0.807	12,362
455	01.400.55 - Study Service	1,068	1,807	Public Library, 3 story (24/7)	25	2	2.34	0.676	2,859	2	0.26	0.885	416	3	2.96	0.807	4,318
		37,194	62,947						99,572				14,484				150,362
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	1,588	2,688	Movie Theater	22	2	4.09	0.676	7,431	2	0.26	0.885	618	3	3.74	0.807	8,111
535	01.500.35 - Media Production Service	549	929	Movie Theater	22	2	4.09	0.676	2,569	2	0.26	0.885	214	3	3.74	0.807	2,804
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		2,137	3,617						9,999				832				10,916
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	29,016	49,106	Health Club, w/Gymnasium	15	2	1.77	0.676	58,757	2	0.26	0.885	11,299	3	2.99	0.807	118,490
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	3,596	6,086	Health Club, w/Gymnasium	15	2	1.77	0.676	7,282	2	0.26	0.885	1,400	3	2.99	0.807	14,685
		32,612	55,192						66,039				12,700				133,175
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	14,736	24,939	College Auditorium	6	2	4.49	0.676	75,696	2	0.26	0.885	5,738	3	3.49	0.807	70,239
615	01.600.15 - Assembly Service	2,789	4,720	College Auditorium	6	2	4.49	0.676	14,327	2	0.26	0.885	1,086	3	3.49	0.807	13,294
620	01.600.20 - Exhibition	1,011	1,711	College Auditorium	6	2	4.49	0.676	5,193	2	0.26	0.885	394	3	3.49	0.807	4,819
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	5,853	9,906	Cafeteria	4	2	5.59	0.676	37,432	2	0.26	0.885	2,279	3	4.53	0.807	36,212
635	01.600.35 - Food Facility Service	2,918	4,938	Cafeteria	4	2	5.59	0.676	18,661	2	0.26	0.885	1,136	3	4.53	0.807	18,053
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	15,804	26,747	Office Building, 2 story	23	2	2.53	0.676	45,744	2	0.26	0.885	6,154	3	2.54	0.807	54,825
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	8,550	14,470	Store, Retail	27	2	2.33	0.676	22,791	2	0.26	0.885	3,330	3	3.74	0.807	43,673
665	01.600.65 - Merchandising Service	816	1,381	Store, Retail	27	2	2.33	0.676	2,175	2	0.26	0.885	318	3	3.74	0.807	4,168
670	01.600.70 - Recreation	2,510	4,248	Health Club, w/Gymnasium	15	2	1.77	0.676	5,083	2	0.26	0.885	977	3	2.99	0.807	10,250
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		54,987	93,060						227,102				21,413				255,533
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	3,278	5,548	Data Center	11	2	1.21	0.676	4,538	2	0.26	0.885	1,277	3	17.27	0.807	77,317
715	01.700.15 - Central Computer or Telecommunicati	640	1,083	Data Center	11	2	1.21	0.676	886	2	0.26	0.885	249	3	17.27	0.807	15,095
720	01.700.20 - Shop	10,942	18,518	Maintenance Shop	20	2	1.51	0.676	18,903	2	0.26	0.885	4,261	3	3.25	0.807	48,568
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
730	01.700.30 - Central Storage	18,853	31,907	Warehouse, Dry	29	2	0.14	0.676	3,020	2	0.26	0.885	7,342	3	2.40	0.807	61,797
735	01.700.35 - Central Storage Service	55	93	Warehouse, Dry	29	2	0.14	0.676	9	2	0.26	0.885	21	3	2.40	0.807	180
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	1,160	1,963	Garage, Service Station	13	3	0.09	0.676	119	3	0.13	0.885	226	3	0.84	0.807	1,331
750	01.700.50 - Central Service	2,302	3,896	Post Office	24	2	1.14	0.676	3,002	2	0.26	0.885	896	3	2.94	0.807	9,243
755	01.700.55 - Central Service Support	106	179	Post Office	24	2	1.14	0.676	138	2	0.26	0.885	41	3	2.94	0.807	426
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	292	494	Warehouse, HAZMAT	28	2	0.21	0.676	70	2	0.26	0.885	114	3	10.18	0.807	4,060
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		37,628	63,681						30,685				14,427				218,018
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**485,097**	**820,974**						**1,312,578**				**188,680**				**2,701,015**
	Cost / SF by Category	**820,974**							**1.60**		**/gsf**		**0.23**		**/gsf**		**3.29**
		59.09%															

0 Service Level Offset for =vlookup( )

Summary Data

	PSCC	Cost / SF	Service Level
Gross SF	**820,974**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.91	7.56	
Water & Sewer	0.81	9.67	
Subtotal - Energy/Wtr/Sew.	3.72	6.75	
Net of All Utilities	**0.72**	**6.04**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	70,779	119,786	College Lecture Classroom	8	3	0.56	1.00	67,080	3	0.06	0.791	5,685	3	0.05	0.921	5,516
115	01.100.15 - Classroom Service	166	281	College Lecture Classroom	8	3	0.56	1.00	157	3	0.06	0.791	13	3	0.05	0.921	13
		70,945	120,067						67,237				5,698				5,529
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	112,205	189,895	Laboratory, General	18	3	0.92	1.00	174,703	3	0.06	0.791	9,012	3	0.05	0.921	8,745
215	01.200.15 - Class Laboratory Service	9,175	15,528	Laboratory, General	18	3	0.92	1.00	14,285	3	0.06	0.791	737	3	0.05	0.921	715
220	01.200.20 - Open Laboratory	21,237	35,941	Laboratory, General	18	3	0.92	1.00	33,066	3	0.06	0.791	1,706	3	0.05	0.921	1,655
225	01.200.25 - Open Laboratory Service	22	37	Laboratory, General	18	3	0.92	1.00	34	3	0.06	0.791	2	3	0.05	0.921	2
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		142,639	241,401						222,089				11,457				11,117
	Office Facilities																
310	01.300.10 - Office	88,986	150,599	Office Building, 2 story	23	3	0.54	1.00	81,324	3	0.06	0.791	7,147	3	0.05	0.921	6,935
315	01.300.15 - Office Service	8,883	15,034	Office Building, 2 story	23	3	0.54	1.00	8,118	3	0.06	0.791	713	3	0.05	0.921	692
		97,869	165,633						89,442				7,861				7,627
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,756	9,741	College Lecture Classroom	8	3	0.56	1.00	5,455	3	0.06	0.791	462	3	0.05	0.921	449
355	01.300.55 - Conference Room Service	297	503	College Lecture Classroom	8	3	0.56	1.00	281	3	0.06	0.791	24	3	0.05	0.921	23
680	01.600.80 - Meeting Room	3,033	5,133	College Lecture Classroom	8	3	0.56	1.00	2,874	3	0.06	0.791	244	3	0.05	0.921	236
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		9,086	15,377						8,611				730				708
	Study Facilities																
410	01.400.10 - Study Room	10,264	17,371	Public Library, 3 story (24/7)	25	3	0.63	1.00	10,944	3	0.06	0.791	824	3	0.05	0.921	800
420	01.400.20 - Stack	13,142	22,241	Public Library, 3 story (24/7)	25	3	0.63	1.00	14,012	3	0.06	0.791	1,056	3	0.05	0.921	1,024
430	01.400.30 - Open-Stack Study Room	9,662	16,352	Public Library, 3 story (24/7)	25	3	0.63	1.00	10,302	3	0.06	0.791	776	3	0.05	0.921	753
440	01.400.40 - Processing Room	3,058	5,175	Public Library, 3 story (24/7)	25	3	0.63	1.00	3,260	3	0.06	0.791	246	3	0.05	0.921	238
455	01.400.55 - Study Service	1,068	1,807	Public Library, 3 story (24/7)	25	3	0.63	1.00	1,139	3	0.06	0.791	86	3	0.05	0.921	83
		37,194	62,947						39,656				2,987				2,899
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	1,588	2,688	Movie Theater	22	3	0.58	1.00	1,559	3	0.06	0.791	128	3	0.05	0.921	124
535	01.500.35 - Media Production Service	549	929	Movie Theater	22	3	0.58	1.00	539	3	0.06	0.791	44	3	0.05	0.921	43
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		2,137	3,617						2,098				172				167
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	29,016	49,106	Health Club, w/Gymnasium	15	3	0.58	1.00	28,482	3	0.06	0.791	2,331	3	0.05	0.921	2,261
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	3,596	6,086	Health Club, w/Gymnasium	15	3	0.58	1.00	3,530	3	0.06	0.791	289	3	0.05	0.921	280
		32,612	55,192						32,012				2,619				2,542
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	14,736	24,939	College Auditorium	6	3	0.48	1.00	11,971	3	0.06	0.791	1,184	3	0.05	0.921	1,148
615	01.600.15 - Assembly Service	2,789	4,720	College Auditorium	6	3	0.48	1.00	2,266	3	0.06	0.791	224	3	0.05	0.921	217
620	01.600.20 - Exhibition	1,011	1,711	College Auditorium	6	3	0.48	1.00	821	3	0.06	0.791	81	3	0.05	0.921	79
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	5,853	9,906	Cafeteria	4	3	0.90	1.00	8,915	3	0.06	0.791	470	3	1.03	0.921	9,397
635	01.600.35 - Food Facility Service	2,918	4,938	Cafeteria	4	3	0.90	1.00	4,445	3	0.06	0.791	234	3	1.03	0.921	4,685
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	15,804	26,747	Office Building, 2 story	23	3	0.54	1.00	14,443	3	0.06	0.791	1,269	3	0.05	0.921	1,232
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	8,550	14,470	Store, Retail	27	3	0.56	1.00	8,103	3	0.06	0.791	687	3	0.05	0.921	666
665	01.600.65 - Merchandising Service	816	1,381	Store, Retail	27	3	0.56	1.00	773	3	0.06	0.791	66	3	0.05	0.921	64
670	01.600.70 - Recreation	2,510	4,248	Health Club, w/Gymnasium	15	3	0.58	1.00	2,464	3	0.06	0.791	202	3	0.05	0.921	196
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		54,987	93,060						54,201				4,417				17,683
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	3,278	5,548	Data Center	11	3	2.29	1.00	12,704	3	0.06	0.791	263	3	0.05	0.921	255
715	01.700.15 - Central Computer or Telecommunicati	640	1,083	Data Center	11	3	2.29	1.00	2,480	3	0.06	0.791	51	3	0.05	0.921	50
720	01.700.20 - Shop	10,942	18,518	Maintenance Shop	20	3	0.58	1.00	10,741	3	0.06	0.791	879	3	0.05	0.921	853
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
730	01.700.30 - Central Storage	18,853	31,907	Warehouse, Dry	29	3	0.32	1.00	10,210	3	0.06	0.791	1,514	3	0.01	0.921	294
735	01.700.35 - Central Storage Service	55	93	Warehouse, Dry	29	3	0.32	1.00	30	3	0.06	0.791	4	3	0.01	0.921	1
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	1,160	1,963	Garage, Service Station	13	3	0.29	1.00	569	3	0.06	0.791	93	3	0.01	0.921	18
750	01.700.50 - Central Service	2,302	3,896	Post Office	24	3	0.40	1.00	1,558	3	0.06	0.791	185	3	0.05	0.921	179
755	01.700.55 - Central Service Support	106	179	Post Office	24	3	0.40	1.00	72	3	0.06	0.791	9	3	0.05	0.921	8
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	292	494	Warehouse, HAZMAT	28	3	0.74	1.00	366	3	0.06	0.791	23	3	0.01	0.921	5
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		37,628	63,681						38,730				3,022				1,663
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**485,097**	**820,974**						**554,076**				**38,963**				**49,934**
	Cost / SF by Category	**820,974**					**/gsf**		**0.67**		**/gsf**		**0.05**		**/gsf**		**0.06**
		59.09%															
					0												

Summary Data

	PSCC	Cost / SF	Service Level
Gross SF	**820,974**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.91	7.56	
Water & Sewer	0.81	9.67	
Subtotal - Energy/Wtr/Sew.	3.72	6.75	
Net of All Utilities	**0.72**	**6.04**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	70,779	119,786	College Lecture Classroom	8	3	0.04	1.00	4,791	3	0.06	1.00	7,187	893,300	7.46
115	01.100.15 - Classroom Service	166	281	College Lecture Classroom	8	3	0.04	1.00	11	3	0.06	1.00	17	2,095	7.46
		70,945	120,067						4,803				7,204	895,395	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	112,205	189,895	Laboratory, General	18	3	0.04	1.00	7,596	3	0.10	1.00	18,989	2,882,844	15.18
215	01.200.15 - Class Laboratory Service	9,175	15,528	Laboratory, General	18	3	0.04	1.00	621	3	0.10	1.00	1,553	235,730	15.18
220	01.200.20 - Open Laboratory	21,237	35,941	Laboratory, General	18	3	0.04	1.00	1,438	3	0.10	1.00	3,594	545,635	15.18
225	01.200.25 - Open Laboratory Service	22	37	Laboratory, General	18	3	0.04	1.00	1	3	0.10	1.00	4	565	15.18
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		142,639	241,401						9,656				24,140	3,664,774	
	Office Facilities														
310	01.300.10 - Office	88,986	150,599	Office Building, 2 story	23	3	0.04	1.00	6,024	3	0.07	1.00	10,542	1,130,908	7.51
315	01.300.15 - Office Service	8,883	15,034	Office Building, 2 story	23	3	0.04	1.00	601	3	0.07	1.00	1,052	112,893	7.51
		97,869	165,633						6,625				11,594	1,243,800	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	5,756	9,741	College Lecture Classroom	8	3	0.04	1.00	390	3	0.06	1.00	584	72,646	7.46
355	01.300.55 - Conference Room Service	297	503	College Lecture Classroom	8	3	0.04	1.00	20	3	0.06	1.00	30	3,748	7.46
680	01.600.80 - Meeting Room	3,033	5,133	College Lecture Classroom	8	3	0.04	1.00	205	3	0.06	1.00	308	38,279	7.46
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		9,086	15,377						615				923	114,674	
	Study Facilities														
410	01.400.10 - Study Room	10,264	17,371	Public Library, 3 story (24/7)	25	3	0.04	1.00	695	3	0.09	1.00	1,563	142,129	8.18
420	01.400.20 - Stack	13,142	22,241	Public Library, 3 story (24/7)	25	3	0.04	1.00	890	3	0.09	1.00	2,002	181,982	8.18
430	01.400.30 - Open-Stack Study Room	9,662	16,352	Public Library, 3 story (24/7)	25	3	0.04	1.00	654	3	0.09	1.00	1,472	133,793	8.18
440	01.400.40 - Processing Room	3,058	5,175	Public Library, 3 story (24/7)	25	3	0.04	1.00	207	3	0.09	1.00	466	42,345	8.18
455	01.400.55 - Study Service	1,068	1,807	Public Library, 3 story (24/7)	25	3	0.04	1.00	72	3	0.09	1.00	163	14,789	8.18
		37,194	62,947						2,518				5,665	515,039	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	1,588	2,688	Movie Theater	22	3	0.04	1.00	108	3	0.27	1.00	726	28,824	10.73
535	01.500.35 - Media Production Service	549	929	Movie Theater	22	3	0.04	1.00	37	3	0.27	1.00	251	9,965	10.73
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		2,137	3,617						145				976	38,789	10.73
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	29,016	49,106	Health Club, w/Gymnasium	15	3	0.04	1.00	1,964	3	0.07	1.00	3,437	414,013	8.43
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	3,596	6,086	Health Club, w/Gymnasium	15	3	0.04	1.00	243	3	0.07	1.00	426	51,309	8.43
		32,612	55,192						2,208				3,863	465,322	8.43
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	14,736	24,939	College Auditorium	6	3	0.04	1.00	998	3	0.11	1.00	2,743	257,444	10.32
615	01.600.15 - Assembly Service	2,789	4,720	College Auditorium	6	3	0.04	1.00	189	3	0.11	1.00	519	48,725	10.32
620	01.600.20 - Exhibition	1,011	1,711	College Auditorium	6	3	0.04	1.00	68	3	0.11	1.00	188	17,663	10.32
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	5,853	9,906	Cafeteria	4	3	0.04	1.00	396	3	0.13	1.00	1,288	173,108	17.48
635	01.600.35 - Food Facility Service	2,918	4,938	Cafeteria	4	3	0.04	1.00	198	3	0.13	1.00	642	86,303	17.48
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	15,804	26,747	Office Building, 2 story	23	3	0.04	1.00	1,070	3	0.07	1.00	1,872	200,850	7.51
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	8,550	14,470	Store, Retail	27	3	0.04	1.00	579	3	0.34	1.00	4,920	127,190	8.79
665	01.600.65 - Merchandising Service	816	1,381	Store, Retail	27	3	0.04	1.00	55	3	0.34	1.00	470	12,139	8.79
670	01.600.70 - Recreation	2,510	4,248	Health Club, w/Gymnasium	15	3	0.04	1.00	170	3	0.07	1.00	297	35,814	8.43
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		54,987	93,060						3,722				12,939	959,236	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	3,278	5,548	Data Center	11	3	0.04	1.00	222	3	0.11	1.00	610	335,643	60.50
715	01.700.15 - Central Computer or Telecommunicati	640	1,083	Data Center	11	3	0.04	1.00	43	3	0.11	1.00	119	65,531	60.50
720	01.700.20 - Shop	10,942	18,518	Maintenance Shop	20	3	0.04	1.00	741	3	0.23	1.00	4,259	144,260	7.79
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	18,853	31,907	Warehouse, Dry	29	3	0.04	1.00	1,276	3	0.11	1.00	3,510	115,923	3.63
735	01.700.35 - Central Storage Service	55	93	Warehouse, Dry	29	3	0.04	1.00	4	3	0.11	1.00	10	338	3.63
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	1,160	1,963	Garage, Service Station	13	3	0.04	1.00	79	3	0.07	1.00	137	3,404	1.73
750	01.700.50 - Central Service	2,302	3,896	Post Office	24	3	0.04	1.00	156	3	0.21	1.00	818	28,640	7.35
755	01.700.55 - Central Service Support	106	179	Post Office	24	3	0.04	1.00	7	3	0.21	1.00	38	1,319	7.35
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	292	494	Warehouse, HAZMAT	28	3	0.04	1.00	20	3	0.75	1.00	371	5,639	11.41
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		37,628	63,681						2,547				9,872	700,696	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	PSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**485,097**	**820,974**						**32,839**				**77,178**	**8,597,725**	
	Cost / SF by Category	**820,974**					**/gsf**		**0.04**		**/gsf**		**0.09**	**10.47**	**/ GSF**
		59.09%											**Adjustments:**		
					0										

Summary Data

	PSCC	Cost / SF	Service Level
Gross SF	**820,974**		
Total O&M+Util		**10.47**	
O&M Net of			
Energy	2.91	7.56	
Water & Sewer	0.81	9.67	
Subtotal - Energy/Wtr/Sew.	3.72	6.75	
Net of All Utilities	**0.72**	**6.04**	

Energy:	**(2,391,517)**	
Water/Sewer:	**(661,990)**	
Telecom:	**(588,955)**	
	4,955,263	
	6.04	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	81,928	120,892	College Lecture Classroom	8	2	1.91	0.676	156,091	2	0.26	0.885	27,817	3	2.37	0.807	231,217
115	01.100.15 - Classroom Service	3,087	4,555	College Lecture Classroom	8	2	1.91	0.676	5,881	2	0.26	0.885	1,048	3	2.37	0.807	8,712
		85,015	125,447						161,972				28,865				239,929
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	60,359	89,065	Laboratory, General	18	2	2.58	0.676	155,336	2	0.26	0.885	20,494	3	6.85	0.807	492,347
215	01.200.15 - Class Laboratory Service	7,350	10,846	Laboratory, General	18	2	2.58	0.676	18,916	2	0.26	0.885	2,496	3	6.85	0.807	59,954
220	01.200.20 - Open Laboratory	12,712	18,758	Laboratory, General	18	2	2.58	0.676	32,715	2	0.26	0.885	4,316	3	6.85	0.807	103,691
225	01.200.25 - Open Laboratory Service	1,117	1,648	Laboratory, General	18	2	2.58	0.676	2,875	2	0.26	0.885	379	3	6.85	0.807	9,111
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		81,538	120,316						209,841				27,685				665,103
	Office Facilities																
310	01.300.10 - Office	64,288	94,863	Office Building, 2 story	23	2	2.53	0.676	162,241	2	0.26	0.885	21,828	3	2.54	0.807	194,447
315	01.300.15 - Office Service	10,507	15,504	Office Building, 2 story	23	2	2.53	0.676	26,516	2	0.26	0.885	3,567	3	2.54	0.807	31,780
		74,795	110,367						188,758				25,395				226,227
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,472	8,074	College Lecture Classroom	8	2	1.91	0.676	10,425	2	0.26	0.885	1,858	3	2.37	0.807	15,443
355	01.300.55 - Conference Room Service	93	137	College Lecture Classroom	8	2	1.91	0.676	177	2	0.26	0.885	32	3	2.37	0.807	262
680	01.600.80 - Meeting Room	8,306	12,256	College Lecture Classroom	8	2	1.91	0.676	15,825	2	0.26	0.885	2,820	3	2.37	0.807	23,441
685	01.600.85 - Meeting Room Service	440	649	College Lecture Classroom	8	2	1.91	0.676	838	2	0.26	0.885	149	3	2.37	0.807	1,242
		14,311	21,117						27,266				4,859				40,388
	Study Facilities																
410	01.400.10 - Study Room	7,458	11,005	Public Library, 3 story (24/7)	25	2	2.34	0.676	17,408	2	0.26	0.885	2,532	3	2.96	0.807	26,288
420	01.400.20 - Stack	9,988	14,738	Public Library, 3 story (24/7)	25	2	2.34	0.676	23,313	2	0.26	0.885	3,391	3	2.96	0.807	35,205
430	01.400.30 - Open-Stack Study Room	5,021	7,409	Public Library, 3 story (24/7)	25	2	2.34	0.676	11,720	2	0.26	0.885	1,705	3	2.96	0.807	17,698
440	01.400.40 - Processing Room	1,388	2,048	Public Library, 3 story (24/7)	25	2	2.34	0.676	3,240	2	0.26	0.885	471	3	2.96	0.807	4,892
455	01.400.55 - Study Service	941	1,389	Public Library, 3 story (24/7)	25	2	2.34	0.676	2,196	2	0.26	0.885	320	3	2.96	0.807	3,317
		24,796	36,589						57,877				8,419				87,400
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	74	109	Movie Theater	22	2	4.09	0.676	302	2	0.26	0.885	25	3	3.74	0.807	330
535	01.500.35 - Media Production Service	702	1,036	Movie Theater	22	2	4.09	0.676	2,864	2	0.26	0.885	238	3	3.74	0.807	3,126
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	244	360	Office Building, 2 story	23	2	2.53	0.676	616	2	0.26	0.885	83	3	2.54	0.807	738
550	01.500.50 - Demonstration	26,631	39,296	Day Care Center	12	2	2.51	0.676	66,676	2	0.26	0.885	9,042	3	2.75	0.807	87,208
555	01.500.55 - Demonstration Service	11,129	16,422	Day Care Center	12	2	2.51	0.676	27,864	2	0.26	0.885	3,779	3	2.75	0.807	36,444
590	01.500.90 - Other (All Purpose)	5,424	8,004	Office Building, 2 story	23	2	2.53	0.676	13,688	2	0.26	0.885	1,842	3	2.54	0.807	16,406
		44,204	65,227						112,010				15,009				144,252
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	4,646	6,856	Health Club, w/Gymnasium	15	2	1.77	0.676	8,203	2	0.26	0.885	1,577	3	2.99	0.807	16,542
523	01.500.23 - Athletic Facilities Spectator Seating	6,121	9,032	Movie Theater	22	2	4.09	0.676	24,972	2	0.26	0.885	2,078	3	3.74	0.807	27,260
525	01.500.25 - Athletic or Physical Education Service	7,491	11,054	Health Club, w/Gymnasium	15	2	1.77	0.676	13,226	2	0.26	0.885	2,543	3	2.99	0.807	26,672
		18,258	26,941						46,401				6,199				70,474
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	69,209	102,124	Laboratory, Life Science	19	2	2.58	0.676	178,112	2	0.26	0.885	23,499	3	14.43	0.807	1,189,234

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	1,444	2,131	Laboratory, Life Science	19	2	2.58	0.676	3,716	2	0.26	0.885	490	3	14.43	0.807	24,813
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		70,653	104,255						181,828				23,989				1,214,046
	General Use Facilities																
610	01.600.10 - Assembly	13,068	19,283	College Auditorium	6	2	4.49	0.676	58,528	2	0.26	0.885	4,437	3	3.49	0.807	54,309
615	01.600.15 - Assembly Service	1,922	2,836	College Auditorium	6	2	4.49	0.676	8,608	2	0.26	0.885	653	3	3.49	0.807	7,988
620	01.600.20 - Exhibition	26,831	39,591	College Auditorium	6	2	4.49	0.676	120,170	2	0.26	0.885	9,110	3	3.49	0.807	111,507
625	01.600.25 - Exhibition Service	95	140	College Auditorium	6	2	4.49	0.676	425	2	0.26	0.885	32	3	3.49	0.807	395
630	01.600.30 - Food Facility	484	714	Cafeteria	4	2	5.59	0.676	2,699	2	0.26	0.885	164	3	4.53	0.807	2,611
635	01.600.35 - Food Facility Service	7,244	10,689	Cafeteria	4	2	5.59	0.676	40,393	2	0.26	0.885	2,460	3	4.53	0.807	39,076
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	19,879	29,333	Office Building, 2 story	23	2	2.53	0.676	50,168	2	0.26	0.885	6,750	3	2.54	0.807	60,127
655	01.600.55 - Lounge Service	331	488	Office Building, 2 story	23	2	2.53	0.676	835	2	0.26	0.885	112	3	2.54	0.807	1,001
660	01.600.60 - Merchandising	2,297	3,389	Store, Retail	27	2	2.33	0.676	5,339	2	0.26	0.885	780	3	3.74	0.807	10,230
665	01.600.65 - Merchandising Service	3,150	4,648	Store, Retail	27	2	2.33	0.676	7,321	2	0.26	0.885	1,070	3	3.74	0.807	14,029
670	01.600.70 - Recreation	860	1,269	Health Club, w/Gymnasium	15	2	1.77	0.676	1,518	2	0.26	0.885	292	3	2.99	0.807	3,062
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		76,161	112,382						296,005				25,859				304,334
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	1,145	1,690	Data Center	11	2	1.21	0.676	1,382	2	0.26	0.885	389	3	17.27	0.807	23,547
715	01.700.15 - Central Computer or Telecommunicati	3,592	5,300	Data Center	11	2	1.21	0.676	4,335	2	0.26	0.885	1,220	3	17.27	0.807	73,870
720	01.700.20 - Shop	6,005	8,861	Maintenance Shop	20	2	1.51	0.676	9,045	2	0.26	0.885	2,039	3	3.25	0.807	23,240
725	01.700.25 - Shop Service	229	338	Maintenance Shop	20	2	1.51	0.676	345	2	0.26	0.885	78	3	3.25	0.807	886
730	01.700.30 - Central Storage	23,510	34,691	Warehouse, Dry	29	2	0.14	0.676	3,283	2	0.26	0.885	7,982	3	2.40	0.807	67,190
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	312	460	Post Office	24	2	1.14	0.676	355	2	0.26	0.885	106	3	2.94	0.807	1,092
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	181	267	Warehouse, HAZMAT	28	2	0.21	0.676	38	2	0.26	0.885	61	3	10.18	0.807	2,194
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		34,974	51,607						18,783				11,875				192,019
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	850	1,254	College Dormitory, 50 Room	7	3	5.15	0.676	4,367	2	0.26	0.885	289	3	4.77	0.807	4,828
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	4,735	6,987	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		5,585	8,241						4,367				289				4,828
	TOTALS	**530,290**	**782,489**						**1,305,108**				**178,443**				**3,189,001**
	Cost / SF by Category	**782,489**							**1.67**		**/gsf**		**0.23**		**/gsf**		**4.08**
		67.77%															

0 Service Level Offset for =vlookup( )

Summary Data

	RSCC	Cost / SF	Service Level
Gross SF	**782,489**		
Total O&M+Util		**11.32**	
O&M Net of			
Energy	2.89	8.44	
Water & Sewer	0.81	10.51	
Subtotal - Energy/Wtr/Sew.	3.70	7.62	
Net of All Utilities	**0.70**	**6.92**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	81,928	120,892	College Lecture Classroom	8	3	0.56	1.00	67,699	3	0.06	0.791	5,738	3	0.05	0.921	5,567
115	01.100.15 - Classroom Service	3,087	4,555	College Lecture Classroom	8	3	0.56	1.00	2,551	3	0.06	0.791	216	3	0.05	0.921	210
		85,015	125,447						70,250				5,954				5,777
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	60,359	89,065	Laboratory, General	18	3	0.92	1.00	81,940	3	0.06	0.791	4,227	3	0.05	0.921	4,101
215	01.200.15 - Class Laboratory Service	7,350	10,846	Laboratory, General	18	3	0.92	1.00	9,978	3	0.06	0.791	515	3	0.05	0.921	499
220	01.200.20 - Open Laboratory	12,712	18,758	Laboratory, General	18	3	0.92	1.00	17,257	3	0.06	0.791	890	3	0.05	0.921	864
225	01.200.25 - Open Laboratory Service	1,117	1,648	Laboratory, General	18	3	0.92	1.00	1,516	3	0.06	0.791	78	3	0.05	0.921	76
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		81,538	120,316						110,691				5,710				5,541
	Office Facilities																
310	01.300.10 - Office	64,288	94,863	Office Building, 2 story	23	3	0.54	1.00	51,226	3	0.06	0.791	4,502	3	0.05	0.921	4,368
315	01.300.15 - Office Service	10,507	15,504	Office Building, 2 story	23	3	0.54	1.00	8,372	3	0.06	0.791	736	3	0.05	0.921	714
		74,795	110,367						59,598				5,238				5,082
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,472	8,074	College Lecture Classroom	8	3	0.56	1.00	4,522	3	0.06	0.791	383	3	0.05	0.921	372
355	01.300.55 - Conference Room Service	93	137	College Lecture Classroom	8	3	0.56	1.00	77	3	0.06	0.791	7	3	0.05	0.921	6
680	01.600.80 - Meeting Room	8,306	12,256	College Lecture Classroom	8	3	0.56	1.00	6,863	3	0.06	0.791	582	3	0.05	0.921	564
685	01.600.85 - Meeting Room Service	440	649	College Lecture Classroom	8	3	0.56	1.00	364	3	0.06	0.791	31	3	0.05	0.921	30
		14,311	21,117						11,826				1,002				972
	Study Facilities																
410	01.400.10 - Study Room	7,458	11,005	Public Library, 3 story (24/7)	25	3	0.63	1.00	6,933	3	0.06	0.791	522	3	0.05	0.921	507
420	01.400.20 - Stack	9,988	14,738	Public Library, 3 story (24/7)	25	3	0.63	1.00	9,285	3	0.06	0.791	699	3	0.05	0.921	679
430	01.400.30 - Open-Stack Study Room	5,021	7,409	Public Library, 3 story (24/7)	25	3	0.63	1.00	4,668	3	0.06	0.791	352	3	0.05	0.921	341
440	01.400.40 - Processing Room	1,388	2,048	Public Library, 3 story (24/7)	25	3	0.63	1.00	1,290	3	0.06	0.791	97	3	0.05	0.921	94
455	01.400.55 - Study Service	941	1,389	Public Library, 3 story (24/7)	25	3	0.63	1.00	875	3	0.06	0.791	66	3	0.05	0.921	64
		24,796	36,589						23,051				1,736				1,685
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	74	109	Movie Theater	22	3	0.58	1.00	63	3	0.06	0.791	5	3	0.05	0.921	5
535	01.500.35 - Media Production Service	702	1,036	Movie Theater	22	3	0.58	1.00	601	3	0.06	0.791	49	3	0.05	0.921	48
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	244	360	Office Building, 2 story	23	3	0.54	1.00	194	3	0.06	0.791	17	3	0.05	0.921	17
550	01.500.50 - Demonstration	26,631	39,296	Day Care Center	12	3	0.68	1.00	26,722	3	0.06	0.791	1,865	3	0.05	0.921	1,810
555	01.500.55 - Demonstration Service	11,129	16,422	Day Care Center	12	3	0.68	1.00	11,167	3	0.06	0.791	779	3	0.05	0.921	756
590	01.500.90 - Other (All Purpose)	5,424	8,004	Office Building, 2 story	23	3	0.54	1.00	4,322	3	0.06	0.791	380	3	0.05	0.921	369
		44,204	65,227						43,069				3,096				3,004
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	4,646	6,856	Health Club, w/Gymnasium	15	3	0.58	1.00	3,976	3	0.06	0.791	325	3	0.05	0.921	316
523	01.500.23 - Athletic Facilities Spectator Seating	6,121	9,032	Movie Theater	22	3	0.58	1.00	5,239	3	0.06	0.791	429	3	0.05	0.921	416
525	01.500.25 - Athletic or Physical Education Service	7,491	11,054	Health Club, w/Gymnasium	15	3	0.58	1.00	6,411	3	0.06	0.791	525	3	0.05	0.921	509
		18,258	26,941						15,626				1,279				1,241
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	69,209	102,124	Laboratory, Life Science	19	3	1.10	1.00	112,336	3	0.06	0.791	4,847	3	0.05	0.921	4,703

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	1,444	2,131	Laboratory, Life Science	19	3	1.10	1.00	2,344	3	0.06	0.791	101	3	0.05	0.921	98
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		70,653	104,255						114,680				4,948				4,801
	General Use Facilities																
610	01.600.10 - Assembly	13,068	19,283	College Auditorium	6	3	0.48	1.00	9,256	3	0.06	0.791	915	3	0.05	0.921	888
615	01.600.15 - Assembly Service	1,922	2,836	College Auditorium	6	3	0.48	1.00	1,361	3	0.06	0.791	135	3	0.05	0.921	131
620	01.600.20 - Exhibition	26,831	39,591	College Auditorium	6	3	0.48	1.00	19,004	3	0.06	0.791	1,879	3	0.05	0.921	1,823
625	01.600.25 - Exhibition Service	95	140	College Auditorium	6	3	0.48	1.00	67	3	0.06	0.791	7	3	0.05	0.921	6
630	01.600.30 - Food Facility	484	714	Cafeteria	4	3	0.90	1.00	643	3	0.06	0.791	34	3	1.03	0.921	677
635	01.600.35 - Food Facility Service	7,244	10,689	Cafeteria	4	3	0.90	1.00	9,620	3	0.06	0.791	507	3	1.03	0.921	10,140
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	19,879	29,333	Office Building, 2 story	23	3	0.54	1.00	15,840	3	0.06	0.791	1,392	3	0.05	0.921	1,351
655	01.600.55 - Lounge Service	331	488	Office Building, 2 story	23	3	0.54	1.00	264	3	0.06	0.791	23	3	0.05	0.921	22
660	01.600.60 - Merchandising	2,297	3,389	Store, Retail	27	3	0.56	1.00	1,898	3	0.06	0.791	161	3	0.05	0.921	156
665	01.600.65 - Merchandising Service	3,150	4,648	Store, Retail	27	3	0.56	1.00	2,603	3	0.06	0.791	221	3	0.05	0.921	214
670	01.600.70 - Recreation	860	1,269	Health Club, w/Gymnasium	15	3	0.58	1.00	736	3	0.06	0.791	60	3	0.05	0.921	58
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		76,161	112,382						61,292				5,334				15,468
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	1,145	1,690	Data Center	11	3	2.29	1.00	3,869	3	0.06	0.791	80	3	0.05	0.921	78
715	01.700.15 - Central Computer or Telecommunicati	3,592	5,300	Data Center	11	3	2.29	1.00	12,138	3	0.06	0.791	252	3	0.05	0.921	244
720	01.700.20 - Shop	6,005	8,861	Maintenance Shop	20	3	0.58	1.00	5,139	3	0.06	0.791	421	3	0.05	0.921	408
725	01.700.25 - Shop Service	229	338	Maintenance Shop	20	3	0.58	1.00	196	3	0.06	0.791	16	3	0.05	0.921	16
730	01.700.30 - Central Storage	23,510	34,691	Warehouse, Dry	29	3	0.32	1.00	11,101	3	0.06	0.791	1,646	3	0.01	0.921	320
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	312	460	Post Office	24	3	0.40	1.00	184	3	0.06	0.791	22	3	0.05	0.921	21
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	181	267	Warehouse, HAZMAT	28	3	0.74	1.00	198	3	0.06	0.791	13	3	0.01	0.921	2
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		34,974	51,607						32,825				2,449				1,089
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	850	1,254	College Dormitory, 50 Room	7	3	0.69	1.00	865	3	0.06	0.791	60	3	0.05	0.921	58
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	4,735	6,987	College Dormitory, 50 Room	7	3	0.69	1.00	4,821	3	0.06	0.791	332	0	-	0.921	-
		5,585	8,241						5,686				391				58
	TOTALS	**530,290**	**782,489**						**548,594**				**37,137**				**44,716**
	Cost / SF by Category	**782,489**					**/gsf**		**0.70**		**/gsf**		**0.05**		**/gsf**		**0.06**
		67.77%															
					0												

Summary Data

	RSCC	Cost / SF	Service Level
Gross SF	**782,489**		
Total O&M+Util		**11.32**	
O&M Net of			
Energy	2.89	8.44	
Water & Sewer	0.81	10.51	
Subtotal - Energy/Wtr/Sew.	3.70	7.62	
Net of All Utilities	**0.70**	**6.92**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	81,928	120,892	College Lecture Classroom	8	3	0.04	1.00	4,836	3	0.06	1.00	7,254	901,549	7.46
115	01.100.15 - Classroom Service	3,087	4,555	College Lecture Classroom	8	3	0.04	1.00	182	3	0.06	1.00	273	33,970	7.46
		85,015	125,447						5,018				7,527	935,519	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	60,359	89,065	Laboratory, General	18	3	0.04	1.00	3,563	3	0.10	1.00	8,906	1,352,119	15.18
215	01.200.15 - Class Laboratory Service	7,350	10,846	Laboratory, General	18	3	0.04	1.00	434	3	0.10	1.00	1,085	164,649	15.18
220	01.200.20 - Open Laboratory	12,712	18,758	Laboratory, General	18	3	0.04	1.00	750	3	0.10	1.00	1,876	284,765	15.18
225	01.200.25 - Open Laboratory Service	1,117	1,648	Laboratory, General	18	3	0.04	1.00	66	3	0.10	1.00	165	25,022	15.18
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		81,538	120,316						4,813				12,032	1,826,556	
	Office Facilities														
310	01.300.10 - Office	64,288	94,863	Office Building, 2 story	23	3	0.04	1.00	3,795	3	0.07	1.00	6,640	712,360	7.51
315	01.300.15 - Office Service	10,507	15,504	Office Building, 2 story	23	3	0.04	1.00	620	3	0.07	1.00	1,085	116,426	7.51
		74,795	110,367						4,415				7,726	828,785	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	5,472	8,074	College Lecture Classroom	8	3	0.04	1.00	323	3	0.06	1.00	484	60,215	7.46
355	01.300.55 - Conference Room Service	93	137	College Lecture Classroom	8	3	0.04	1.00	5	3	0.06	1.00	8	1,023	7.46
680	01.600.80 - Meeting Room	8,306	12,256	College Lecture Classroom	8	3	0.04	1.00	490	3	0.06	1.00	735	91,401	7.46
685	01.600.85 - Meeting Room Service	440	649	College Lecture Classroom	8	3	0.04	1.00	26	3	0.06	1.00	39	4,842	7.46
		14,311	21,117						845				1,267	157,481	
	Study Facilities														
410	01.400.10 - Study Room	7,458	11,005	Public Library, 3 story (24/7)	25	3	0.04	1.00	440	3	0.09	1.00	990	90,044	8.18
420	01.400.20 - Stack	9,988	14,738	Public Library, 3 story (24/7)	25	3	0.04	1.00	590	3	0.09	1.00	1,326	120,590	8.18
430	01.400.30 - Open-Stack Study Room	5,021	7,409	Public Library, 3 story (24/7)	25	3	0.04	1.00	296	3	0.09	1.00	667	60,621	8.18
440	01.400.40 - Processing Room	1,388	2,048	Public Library, 3 story (24/7)	25	3	0.04	1.00	82	3	0.09	1.00	184	16,758	8.18
455	01.400.55 - Study Service	941	1,389	Public Library, 3 story (24/7)	25	3	0.04	1.00	56	3	0.09	1.00	125	11,361	8.18
		24,796	36,589						1,464				3,293	299,373	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	74	109	Movie Theater	22	3	0.04	1.00	4	3	0.27	1.00	29	1,171	10.73
535	01.500.35 - Media Production Service	702	1,036	Movie Theater	22	3	0.04	1.00	41	3	0.27	1.00	280	11,110	10.73
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	244	360	Office Building, 2 story	23	3	0.04	1.00	14	3	0.07	1.00	25	2,704	7.51
550	01.500.50 - Demonstration	26,631	39,296	Day Care Center	12	3	0.04	1.00	1,572	3	0.23	1.00	9,038	307,080	7.81
555	01.500.55 - Demonstration Service	11,129	16,422	Day Care Center	12	3	0.04	1.00	657	3	0.23	1.00	3,777	128,328	7.81
590	01.500.90 - Other (All Purpose)	5,424	8,004	Office Building, 2 story	23	3	0.04	1.00	320	3	0.07	1.00	560	60,102	7.51
		44,204	65,227						2,609				13,710	510,494	7.83
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	4,646	6,856	Health Club, w/Gymnasium	15	3	0.04	1.00	274	3	0.07	1.00	480	57,799	8.43
523	01.500.23 - Athletic Facilities Spectator Seating	6,121	9,032	Movie Theater	22	3	0.04	1.00	361	3	0.27	1.00	2,439	96,869	10.73
525	01.500.25 - Athletic or Physical Education Service	7,491	11,054	Health Club, w/Gymnasium	15	3	0.04	1.00	442	3	0.07	1.00	774	93,192	8.43
		18,258	26,941						1,078				3,692	247,860	9.20
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	69,209	102,124	Laboratory, Life Science	19	3	0.04	1.00	4,085	3	0.10	1.00	10,212	2,217,108	21.71

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	1,444	2,131	Laboratory, Life Science	19	3	0.04	1.00	85	3	0.10	1.00	213	46,258	21.71
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		70,653	104,255						4,170				10,425	2,263,366	21.71
	General Use Facilities														
610	01.600.10 - Assembly	13,068	19,283	College Auditorium	6	3	0.04	1.00	771	3	0.11	1.00	2,121	199,057	10.32
615	01.600.15 - Assembly Service	1,922	2,836	College Auditorium	6	3	0.04	1.00	113	3	0.11	1.00	312	29,277	10.32
620	01.600.20 - Exhibition	26,831	39,591	College Auditorium	6	3	0.04	1.00	1,584	3	0.11	1.00	4,355	408,700	10.32
625	01.600.25 - Exhibition Service	95	140	College Auditorium	6	3	0.04	1.00	6	3	0.11	1.00	15	1,447	10.32
630	01.600.30 - Food Facility	484	714	Cafeteria	4	3	0.04	1.00	29	3	0.13	1.00	93	12,481	17.48
635	01.600.35 - Food Facility Service	7,244	10,689	Cafeteria	4	3	0.04	1.00	428	3	0.13	1.00	1,390	186,802	17.48
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	19,879	29,333	Office Building, 2 story	23	3	0.04	1.00	1,173	3	0.07	1.00	2,053	220,274	7.51
655	01.600.55 - Lounge Service	331	488	Office Building, 2 story	23	3	0.04	1.00	20	3	0.07	1.00	34	3,668	7.51
660	01.600.60 - Merchandising	2,297	3,389	Store, Retail	27	3	0.04	1.00	136	3	0.34	1.00	1,152	29,793	8.79
665	01.600.65 - Merchandising Service	3,150	4,648	Store, Retail	27	3	0.04	1.00	186	3	0.34	1.00	1,580	40,856	8.79
670	01.600.70 - Recreation	860	1,269	Health Club, w/Gymnasium	15	3	0.04	1.00	51	3	0.07	1.00	89	10,699	8.43
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		76,161	112,382						4,495				13,195	1,143,054	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	1,145	1,690	Data Center	11	3	0.04	1.00	68	3	0.11	1.00	186	102,221	60.50
715	01.700.15 - Central Computer or Telecommunicati	3,592	5,300	Data Center	11	3	0.04	1.00	212	3	0.11	1.00	583	320,678	60.50
720	01.700.20 - Shop	6,005	8,861	Maintenance Shop	20	3	0.04	1.00	354	3	0.23	1.00	2,038	69,028	7.79
725	01.700.25 - Shop Service	229	338	Maintenance Shop	20	3	0.04	1.00	14	3	0.23	1.00	78	2,632	7.79
730	01.700.30 - Central Storage	23,510	34,691	Warehouse, Dry	29	3	0.04	1.00	1,388	3	0.11	1.00	3,816	126,039	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	312	460	Post Office	24	3	0.04	1.00	18	3	0.21	1.00	97	3,384	7.35
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	181	267	Warehouse, HAZMAT	28	3	0.04	1.00	11	3	0.75	1.00	200	3,048	11.41
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		34,974	51,607						2,064				6,998	627,030	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	RSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	850	1,254	College Dormitory, 50 Room	7	3	0.04	1.00	50	3	0.11	1.00	138	13,367	10.66
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	4,735	6,987	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	6,690	0.96
		5,585	8,241						50				138	20,057	
	TOTALS	**530,290**	**782,489**						**31,020**				**80,002**	**8,859,574**	
	Cost / SF by Category	**782,489**					**/gsf**		**0.04**		**/gsf**		**0.10**	**11.32**	**/ GSF**
		67.77%											**Adjustments:**		
					0										

Summary Data

	RSCC	Cost / SF	Service Level
Gross SF	**782,489**		
Total O&M+Util		**11.32**	
O&M Net of			
Energy	2.89	8.44	
Water & Sewer	0.81	10.51	
Subtotal - Energy/Wtr/Sew.	3.70	7.62	
Net of All Utilities	**0.70**	**6.92**	

Energy:	**(2,259,074)**	
Water/Sewer:	**(636,976)**	
Telecom:	**(549,502)**	
	5,414,022	
	6.92	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	90,032	153,388	College Lecture Classroom	8	2	1.91	0.743	217,677	2	0.26	0.924	36,850	3	2.37	0.858	311,908
115	01.100.15 - Classroom Service	3,585	6,108	College Lecture Classroom	8	2	1.91	0.743	8,668	2	0.26	0.924	1,467	3	2.37	0.858	12,420
		93,617	159,496						226,345				38,317				324,328
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	149,771	255,165	Laboratory, General	18	2	2.58	0.743	489,137	2	0.26	0.924	61,301	3	6.85	0.858	1,499,684
215	01.200.15 - Class Laboratory Service	16,761	28,556	Laboratory, General	18	2	2.58	0.743	54,740	2	0.26	0.924	6,860	3	6.85	0.858	167,831
220	01.200.20 - Open Laboratory	12,025	20,487	Laboratory, General	18	2	2.58	0.743	39,272	2	0.26	0.924	4,922	3	6.85	0.858	120,409
225	01.200.25 - Open Laboratory Service	882	1,503	Laboratory, General	18	2	2.58	0.743	2,881	2	0.26	0.924	361	3	6.85	0.858	8,832
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		179,439	305,711						586,030				73,444				1,796,755
	Office Facilities																
310	01.300.10 - Office	131,946	224,797	Office Building, 2 story	23	2	2.53	0.743	422,571	2	0.26	0.924	54,005	3	2.54	0.858	489,905
315	01.300.15 - Office Service	24,463	41,678	Office Building, 2 story	23	2	2.53	0.743	78,345	2	0.26	0.924	10,013	3	2.54	0.858	90,829
		156,409	266,475						500,916				64,018				580,734
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	15,913	27,111	College Lecture Classroom	8	2	1.91	0.743	38,474	2	0.26	0.924	6,513	3	2.37	0.858	55,129
355	01.300.55 - Conference Room Service	1,411	2,404	College Lecture Classroom	8	2	1.91	0.743	3,411	2	0.26	0.924	578	3	2.37	0.858	4,888
680	01.600.80 - Meeting Room	8,512	14,502	College Lecture Classroom	8	2	1.91	0.743	20,580	2	0.26	0.924	3,484	3	2.37	0.858	29,489
685	01.600.85 - Meeting Room Service	1,363	2,322	College Lecture Classroom	8	2	1.91	0.743	3,295	2	0.26	0.924	558	3	2.37	0.858	4,722
		27,199	46,339						65,761				11,132				94,229
	Study Facilities																
410	01.400.10 - Study Room	13,932	23,736	Public Library, 3 story (24/7)	25	2	2.34	0.743	41,268	2	0.26	0.924	5,702	3	2.96	0.858	60,282
420	01.400.20 - Stack	5,618	9,571	Public Library, 3 story (24/7)	25	2	2.34	0.743	16,641	2	0.26	0.924	2,299	3	2.96	0.858	24,308
430	01.400.30 - Open-Stack Study Room	52,944	90,201	Public Library, 3 story (24/7)	25	2	2.34	0.743	156,825	2	0.26	0.924	21,670	3	2.96	0.858	229,081
440	01.400.40 - Processing Room	3,552	6,052	Public Library, 3 story (24/7)	25	2	2.34	0.743	10,521	2	0.26	0.924	1,454	3	2.96	0.858	15,369
455	01.400.55 - Study Service	6,240	10,631	Public Library, 3 story (24/7)	25	2	2.34	0.743	18,483	2	0.26	0.924	2,554	3	2.96	0.858	27,000
		82,286	140,191						243,739				33,679				356,040
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	1,084	1,847	Movie Theater	22	2	4.09	0.743	5,612	2	0.26	0.924	444	3	3.74	0.858	5,926
535	01.500.35 - Media Production Service	1,277	2,176	Movie Theater	22	2	4.09	0.743	6,611	2	0.26	0.924	523	3	3.74	0.858	6,981
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	17,775	30,283	Office Building, 2 story	23	2	2.53	0.743	56,926	2	0.26	0.924	7,275	3	2.54	0.858	65,997
		20,136	34,306						69,150				8,242				78,905
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	10,729	18,279	Health Club, w/Gymnasium	15	2	1.77	0.743	24,039	2	0.26	0.924	4,391	3	2.99	0.858	46,893
523	01.500.23 - Athletic Facilities Spectator Seating	4,158	7,084	Movie Theater	22	2	4.09	0.743	21,527	2	0.26	0.924	1,702	3	3.74	0.858	22,732
525	01.500.25 - Athletic or Physical Education Service	4,378	7,459	Health Club, w/Gymnasium	15	2	1.77	0.743	9,809	2	0.26	0.924	1,792	3	2.99	0.858	19,135
		19,265	32,822						55,375				7,885				88,760
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	380	647	Greenhouse, Research	14	2	0.08	0.743	38	2	0.26	0.924	156	3	5.27	0.858	2,927
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		380	647						38				156				2,927
	General Use Facilities																
610	01.600.10 - Assembly	10,166	17,320	College Auditorium	6	2	4.49	0.743	57,780	2	0.26	0.924	4,161	3	3.49	0.858	51,863
615	01.600.15 - Assembly Service	6,473	11,028	College Auditorium	6	2	4.49	0.743	36,790	2	0.26	0.924	2,649	3	3.49	0.858	33,023
620	01.600.20 - Exhibition	1,432	2,440	College Auditorium	6	2	4.49	0.743	8,139	2	0.26	0.924	586	3	3.49	0.858	7,305
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	8,583	14,623	Cafeteria	4	2	5.59	0.743	60,734	2	0.26	0.924	3,513	3	4.53	0.858	56,835
635	01.600.35 - Food Facility Service	5,019	8,551	Cafeteria	4	2	5.59	0.743	35,515	2	0.26	0.924	2,054	3	4.53	0.858	33,235
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	5,097	8,684	Office Building, 2 story	23	2	2.53	0.743	16,324	2	0.26	0.924	2,086	3	2.54	0.858	18,925
655	01.600.55 - Lounge Service	298	508	Office Building, 2 story	23	2	2.53	0.743	954	2	0.26	0.924	122	3	2.54	0.858	1,106
660	01.600.60 - Merchandising	7,174	12,222	Store, Retail	27	2	2.33	0.743	21,159	2	0.26	0.924	2,936	3	3.74	0.858	39,221
665	01.600.65 - Merchandising Service	770	1,312	Store, Retail	27	2	2.33	0.743	2,271	2	0.26	0.924	315	3	3.74	0.858	4,210
670	01.600.70 - Recreation	15,736	26,809	Health Club, w/Gymnasium	15	2	1.77	0.743	35,257	2	0.26	0.924	6,441	3	2.99	0.858	68,778
675	01.600.75 - Recreation Service	154	262	Health Club, w/Gymnasium	15	2	1.77	0.743	345	2	0.26	0.924	63	3	2.99	0.858	673
		60,902	103,759						275,270				24,927				315,174
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	5,880	10,018	Data Center	11	2	1.21	0.743	9,006	2	0.26	0.924	2,407	3	17.27	0.858	148,440
715	01.700.15 - Central Computer or Telecommunicati	947	1,613	Data Center	11	2	1.21	0.743	1,451	2	0.26	0.924	388	3	17.27	0.858	23,907
720	01.700.20 - Shop	5,833	9,938	Maintenance Shop	20	2	1.51	0.743	11,149	2	0.26	0.924	2,387	3	3.25	0.858	27,711
725	01.700.25 - Shop Service	3,964	6,753	Maintenance Shop	20	2	1.51	0.743	7,577	2	0.26	0.924	1,622	3	3.25	0.858	18,832
730	01.700.30 - Central Storage	30,771	52,425	Warehouse, Dry	29	2	0.14	0.743	5,453	2	0.26	0.924	12,595	3	2.40	0.858	107,953
735	01.700.35 - Central Storage Service	403	687	Warehouse, Dry	29	2	0.14	0.743	71	2	0.26	0.924	165	3	2.40	0.858	1,414
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	994	1,693	Garage, Service Station	13	3	0.09	0.743	113	3	0.13	0.924	203	3	0.84	0.858	1,221
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		48,792	83,127						34,821				19,767				329,478
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	110	187	Medical Clinic	21	2	8.67	0.743	1,207	2	0.26	0.924	45	3	3.91	0.858	629
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		110	187						1,207				45				629
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	162	276	College Dormitory, 50 Room	7	3	5.15	0.743	1,056	2	0.26	0.924	66	3	4.77	0.858	1,130
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		162	276						1,056				66				1,130
	TOTALS	**688,697**	**1,173,336**						**2,059,709**				**281,679**				**3,969,088**
	Cost / SF by Category	**1,173,336**							**1.76**		**/gsf**		**0.24**		**/gsf**		**3.38**
		58.70%															

0 Service Level Offset for =vlookup( )

Summary Data

	STCC	Cost / SF	Service Level
Gross SF	**1,173,336**		
Total O&M+Util		**10.49**	
O&M Net of			
Energy	2.96	7.53	
Water & Sewer	0.62	9.87	
Subtotal - Energy/Wtr/Sew.	3.57	6.91	
Net of All Utilities	**0.72**	**6.19**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	90,032	153,388	College Lecture Classroom	8	3	0.56	0.91	78,081	3	0.06	0.857	7,887	3	0.05	0.944	7,240
115	01.100.15 - Classroom Service	3,585	6,108	College Lecture Classroom	8	3	0.56	0.91	3,109	3	0.06	0.857	314	3	0.05	0.944	288
		93,617	159,496						81,190				8,201				7,528
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	149,771	255,165	Laboratory, General	18	3	0.92	0.91	213,390	3	0.06	0.857	13,121	3	0.05	0.944	12,044
215	01.200.15 - Class Laboratory Service	16,761	28,556	Laboratory, General	18	3	0.92	0.91	23,881	3	0.06	0.857	1,468	3	0.05	0.944	1,348
220	01.200.20 - Open Laboratory	12,025	20,487	Laboratory, General	18	3	0.92	0.91	17,133	3	0.06	0.857	1,053	3	0.05	0.944	967
225	01.200.25 - Open Laboratory Service	882	1,503	Laboratory, General	18	3	0.92	0.91	1,257	3	0.06	0.857	77	3	0.05	0.944	71
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		179,439	305,711						255,660				15,720				14,430
	Office Facilities																
310	01.300.10 - Office	131,946	224,797	Office Building, 2 story	23	3	0.54	0.91	110,344	3	0.06	0.857	11,559	3	0.05	0.944	10,610
315	01.300.15 - Office Service	24,463	41,678	Office Building, 2 story	23	3	0.54	0.91	20,458	3	0.06	0.857	2,143	3	0.05	0.944	1,967
		156,409	266,475						130,802				13,702				12,578
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	15,913	27,111	College Lecture Classroom	8	3	0.56	0.91	13,801	3	0.06	0.857	1,394	3	0.05	0.944	1,280
355	01.300.55 - Conference Room Service	1,411	2,404	College Lecture Classroom	8	3	0.56	0.91	1,224	3	0.06	0.857	124	3	0.05	0.944	113
680	01.600.80 - Meeting Room	8,512	14,502	College Lecture Classroom	8	3	0.56	0.91	7,382	3	0.06	0.857	746	3	0.05	0.944	684
685	01.600.85 - Meeting Room Service	1,363	2,322	College Lecture Classroom	8	3	0.56	0.91	1,182	3	0.06	0.857	119	3	0.05	0.944	110
		27,199	46,339						23,588				2,383				2,187
	Study Facilities																
410	01.400.10 - Study Room	13,932	23,736	Public Library, 3 story (24/7)	25	3	0.63	0.91	13,593	3	0.06	0.857	1,221	3	0.05	0.944	1,120
420	01.400.20 - Stack	5,618	9,571	Public Library, 3 story (24/7)	25	3	0.63	0.91	5,481	3	0.06	0.857	492	3	0.05	0.944	452
430	01.400.30 - Open-Stack Study Room	52,944	90,201	Public Library, 3 story (24/7)	25	3	0.63	0.91	51,655	3	0.06	0.857	4,638	3	0.05	0.944	4,257
440	01.400.40 - Processing Room	3,552	6,052	Public Library, 3 story (24/7)	25	3	0.63	0.91	3,466	3	0.06	0.857	311	3	0.05	0.944	286
455	01.400.55 - Study Service	6,240	10,631	Public Library, 3 story (24/7)	25	3	0.63	0.91	6,088	3	0.06	0.857	547	3	0.05	0.944	502
		82,286	140,191						80,283				7,209				6,617
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	1,084	1,847	Movie Theater	22	3	0.58	0.91	974	3	0.06	0.857	95	3	0.05	0.944	87
535	01.500.35 - Media Production Service	1,277	2,176	Movie Theater	22	3	0.58	0.91	1,147	3	0.06	0.857	112	3	0.05	0.944	103
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	17,775	30,283	Office Building, 2 story	23	3	0.54	0.91	14,865	3	0.06	0.857	1,557	3	0.05	0.944	1,429
		20,136	34,306						16,986				1,764				1,619
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	10,729	18,279	Health Club, w/Gymnasium	15	3	0.58	0.91	9,637	3	0.06	0.857	940	3	0.05	0.944	863
523	01.500.23 - Athletic Facilities Spectator Seating	4,158	7,084	Movie Theater	22	3	0.58	0.91	3,735	3	0.06	0.857	364	3	0.05	0.944	334
525	01.500.25 - Athletic or Physical Education Service	4,378	7,459	Health Club, w/Gymnasium	15	3	0.58	0.91	3,932	3	0.06	0.857	384	3	0.05	0.944	352
		19,265	32,822						17,304				1,688				1,549
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	380	647	Greenhouse, Research	14	3	0.63	0.91	371	3	0.06	0.857	33	3	0.11	0.944	67
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		380	647						371				33				67
	General Use Facilities																
610	01.600.10 - Assembly	10,166	17,320	College Auditorium	6	3	0.48	0.91	7,557	3	0.06	0.857	891	3	0.05	0.944	817
615	01.600.15 - Assembly Service	6,473	11,028	College Auditorium	6	3	0.48	0.91	4,812	3	0.06	0.857	567	3	0.05	0.944	521
620	01.600.20 - Exhibition	1,432	2,440	College Auditorium	6	3	0.48	0.91	1,064	3	0.06	0.857	125	3	0.05	0.944	115
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	8,583	14,623	Cafeteria	4	3	0.90	0.91	11,963	3	0.06	0.857	752	3	1.03	0.944	14,218
635	01.600.35 - Food Facility Service	5,019	8,551	Cafeteria	4	3	0.90	0.91	6,995	3	0.06	0.857	440	3	1.03	0.944	8,314
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	5,097	8,684	Office Building, 2 story	23	3	0.54	0.91	4,263	3	0.06	0.857	447	3	0.05	0.944	410
655	01.600.55 - Lounge Service	298	508	Office Building, 2 story	23	3	0.54	0.91	249	3	0.06	0.857	26	3	0.05	0.944	24
660	01.600.60 - Merchandising	7,174	12,222	Store, Retail	27	3	0.56	0.91	6,222	3	0.06	0.857	628	3	0.05	0.944	577
665	01.600.65 - Merchandising Service	770	1,312	Store, Retail	27	3	0.56	0.91	668	3	0.06	0.857	67	3	0.05	0.944	62
670	01.600.70 - Recreation	15,736	26,809	Health Club, w/Gymnasium	15	3	0.58	0.91	14,134	3	0.06	0.857	1,379	3	0.05	0.944	1,265
675	01.600.75 - Recreation Service	154	262	Health Club, w/Gymnasium	15	3	0.58	0.91	138	3	0.06	0.857	13	3	0.05	0.944	12
		60,902	103,759						58,066				5,335				26,336
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	5,880	10,018	Data Center	11	3	2.29	0.91	20,853	3	0.06	0.857	515	3	0.05	0.944	473
715	01.700.15 - Central Computer or Telecommunicati	947	1,613	Data Center	11	3	2.29	0.91	3,358	3	0.06	0.857	83	3	0.05	0.944	76
720	01.700.20 - Shop	5,833	9,938	Maintenance Shop	20	3	0.58	0.91	5,239	3	0.06	0.857	511	3	0.05	0.944	469
725	01.700.25 - Shop Service	3,964	6,753	Maintenance Shop	20	3	0.58	0.91	3,561	3	0.06	0.857	347	3	0.05	0.944	319
730	01.700.30 - Central Storage	30,771	52,425	Warehouse, Dry	29	3	0.32	0.91	15,249	3	0.06	0.857	2,696	3	0.01	0.944	495
735	01.700.35 - Central Storage Service	403	687	Warehouse, Dry	29	3	0.32	0.91	200	3	0.06	0.857	35	3	0.01	0.944	6
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	994	1,693	Garage, Service Station	13	3	0.29	0.91	446	3	0.06	0.857	87	3	0.01	0.944	16
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		48,792	83,127						48,907				4,274				1,854
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	110	187	Medical Clinic	21	3	0.86	0.91	147	3	0.06	0.857	10	3	0.07	0.944	12
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		110	187						147				10				12
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	162	276	College Dormitory, 50 Room	7	3	0.69	0.91	173	3	0.06	0.857	14	3	0.05	0.944	13
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		162	276						173				14				13
	TOTALS	**688,697**	**1,173,336**						**713,476**				**60,333**				**74,791**
	Cost / SF by Category	**1,173,336**					**/gsf**		**0.61**		**/gsf**		**0.05**		**/gsf**		**0.06**
		58.70%															
					0												

Summary Data

	STCC	Cost / SF	Service Level
Gross SF	1,173,336		
Total O&M+Util		**10.49**	
O&M Net of			
Energy	2.96	7.53	
Water & Sewer	0.62	9.87	
Subtotal - Energy/Wtr/Sew.	3.57	6.91	
Net of All Utilities	**0.72**	**6.19**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	90,032	153,388	College Lecture Classroom	8	3	0.04	0.57	3,503	3	0.06	0.77	7,114	1,123,565	7.32
115	01.100.15 - Classroom Service	3,585	6,108	College Lecture Classroom	8	3	0.04	0.57	140	3	0.06	0.77	283	44,739	7.32
		93,617	159,496						3,643				7,397	1,168,304	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	149,771	255,165	Laboratory, General	18	3	0.04	0.57	5,828	3	0.10	0.77	19,724	3,995,134	15.66
215	01.200.15 - Class Laboratory Service	16,761	28,556	Laboratory, General	18	3	0.04	0.57	652	3	0.10	0.77	2,207	447,099	15.66
220	01.200.20 - Open Laboratory	12,025	20,487	Laboratory, General	18	3	0.04	0.57	468	3	0.10	0.77	1,584	320,766	15.66
225	01.200.25 - Open Laboratory Service	882	1,503	Laboratory, General	18	3	0.04	0.57	34	3	0.10	0.77	116	23,527	15.66
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		179,439	305,711						6,982				23,631	4,786,526	
	Office Facilities														
310	01.300.10 - Office	131,946	224,797	Office Building, 2 story	23	3	0.04	0.57	5,134	3	0.07	0.77	12,164	1,727,209	7.68
315	01.300.15 - Office Service	24,463	41,678	Office Building, 2 story	23	3	0.04	0.57	952	3	0.07	0.77	2,255	320,227	7.68
		156,409	266,475						6,086				14,419	2,047,437	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	15,913	27,111	College Lecture Classroom	8	3	0.04	0.57	619	3	0.06	0.77	1,257	198,588	7.32
355	01.300.55 - Conference Room Service	1,411	2,404	College Lecture Classroom	8	3	0.04	0.57	55	3	0.06	0.77	111	17,609	7.32
680	01.600.80 - Meeting Room	8,512	14,502	College Lecture Classroom	8	3	0.04	0.57	331	3	0.06	0.77	673	106,226	7.32
685	01.600.85 - Meeting Room Service	1,363	2,322	College Lecture Classroom	8	3	0.04	0.57	53	3	0.06	0.77	108	17,010	7.32
		27,199	46,339						1,058				2,149	339,433	
	Study Facilities														
410	01.400.10 - Study Room	13,932	23,736	Public Library, 3 story (24/7)	25	3	0.04	0.57	542	3	0.09	0.77	1,651	197,383	8.32
420	01.400.20 - Stack	5,618	9,571	Public Library, 3 story (24/7)	25	3	0.04	0.57	219	3	0.09	0.77	666	79,594	8.32
430	01.400.30 - Open-Stack Study Room	52,944	90,201	Public Library, 3 story (24/7)	25	3	0.04	0.57	2,060	3	0.09	0.77	6,275	750,089	8.32
440	01.400.40 - Processing Room	3,552	6,052	Public Library, 3 story (24/7)	25	3	0.04	0.57	138	3	0.09	0.77	421	50,323	8.32
455	01.400.55 - Study Service	6,240	10,631	Public Library, 3 story (24/7)	25	3	0.04	0.57	243	3	0.09	0.77	740	88,406	8.32
		82,286	140,191						3,202				9,753	1,165,795	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	1,084	1,847	Movie Theater	22	3	0.04	0.57	42	3	0.27	0.77	385	20,026	10.84
535	01.500.35 - Media Production Service	1,277	2,176	Movie Theater	22	3	0.04	0.57	50	3	0.27	0.77	454	23,591	10.84
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	17,775	30,283	Office Building, 2 story	23	3	0.04	0.57	692	3	0.07	0.77	1,639	232,680	7.68
		20,136	34,306						784				2,478	276,297	8.05
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	10,729	18,279	Health Club, w/Gymnasium	15	3	0.04	0.57	417	3	0.07	0.77	989	153,233	8.38
523	01.500.23 - Athletic Facilities Spectator Seating	4,158	7,084	Movie Theater	22	3	0.04	0.57	162	3	0.27	0.77	1,479	76,815	10.84
525	01.500.25 - Athletic or Physical Education Service	4,378	7,459	Health Club, w/Gymnasium	15	3	0.04	0.57	170	3	0.07	0.77	404	62,527	8.38
		19,265	32,822						750				2,871	292,575	8.91
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	380	647	Greenhouse, Research	14	3	0.04	0.57	15	3	1.37	0.77	686	5,375	8.30
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		380	647						15				686	5,375	8.30
	General Use Facilities														
610	01.600.10 - Assembly	10,166	17,320	College Auditorium	6	3	0.04	0.57	396	3	0.11	0.77	1,473	182,737	10.55
615	01.600.15 - Assembly Service	6,473	11,028	College Auditorium	6	3	0.04	0.57	252	3	0.11	0.77	938	116,354	10.55
620	01.600.20 - Exhibition	1,432	2,440	College Auditorium	6	3	0.04	0.57	56	3	0.11	0.77	207	25,741	10.55
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	8,583	14,623	Cafeteria	4	3	0.04	0.57	334	3	0.13	0.77	1,469	260,398	17.81
635	01.600.35 - Food Facility Service	5,019	8,551	Cafeteria	4	3	0.04	0.57	195	3	0.13	0.77	859	152,270	17.81
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	5,097	8,684	Office Building, 2 story	23	3	0.04	0.57	198	3	0.07	0.77	470	66,721	7.68
655	01.600.55 - Lounge Service	298	508	Office Building, 2 story	23	3	0.04	0.57	12	3	0.07	0.77	27	3,901	7.68
660	01.600.60 - Merchandising	7,174	12,222	Store, Retail	27	3	0.04	0.57	279	3	0.34	0.77	3,212	109,663	8.97
665	01.600.65 - Merchandising Service	770	1,312	Store, Retail	27	3	0.04	0.57	30	3	0.34	0.77	345	11,770	8.97
670	01.600.70 - Recreation	15,736	26,809	Health Club, w/Gymnasium	15	3	0.04	0.57	612	3	0.07	0.77	1,451	224,744	8.38
675	01.600.75 - Recreation Service	154	262	Health Club, w/Gymnasium	15	3	0.04	0.57	6	3	0.07	0.77	14	2,199	8.38
		60,902	103,759						2,370				10,466	1,156,499	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	5,880	10,018	Data Center	11	3	0.04	0.57	229	3	0.11	0.77	852	627,174	62.61
715	01.700.15 - Central Computer or Telecommunicati	947	1,613	Data Center	11	3	0.04	0.57	37	3	0.11	0.77	137	101,009	62.61
720	01.700.20 - Shop	5,833	9,938	Maintenance Shop	20	3	0.04	0.57	227	3	0.23	0.77	1,767	78,665	7.92
725	01.700.25 - Shop Service	3,964	6,753	Maintenance Shop	20	3	0.04	0.57	154	3	0.23	0.77	1,201	53,459	7.92
730	01.700.30 - Central Storage	30,771	52,425	Warehouse, Dry	29	3	0.04	0.57	1,197	3	0.11	0.77	4,458	194,550	3.71
735	01.700.35 - Central Storage Service	403	687	Warehouse, Dry	29	3	0.04	0.57	16	3	0.11	0.77	58	2,548	3.71
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	994	1,693	Garage, Service Station	13	3	0.04	0.57	39	3	0.07	0.77	92	2,957	1.75
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		48,792	83,127						1,899				8,564	1,060,362	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	STCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	110	187	Medical Clinic	21	3	0.04	0.57	4	3	0.21	0.77	30	3,163	16.88
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		110	187						4				30	3,163	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	162	276	College Dormitory, 50 Room	7	3	0.04	0.57	6	3	0.11	0.77	23	3,048	11.04
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		162	276						6				23	3,048	
	TOTALS	**688,697**	**1,173,336**						**26,799**				**82,469**	**12,304,814**	
	Cost / SF by Category	**1,173,336**					**/gsf**		**0.02**		**/gsf**		**0.07**	**10.49**	**/ GSF**
		58.70%											**Adjustments:**		
					0										

Summary Data

	STCC	Cost / SF	Service Level
Gross SF	**1,173,336**		
Total O&M+Util		**10.49**	
O&M Net of			
Energy	2.96	7.53	
Water & Sewer	0.62	9.87	
Subtotal - Energy/Wtr/Sew.	3.57	6.91	
Net of All Utilities	**0.72**	**6.19**	

Energy:	**(3,469,127)**	
Water/Sewer:	**(722,478)**	
Telecom:	**(844,864)**	
	7,268,344	
	6.19	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	62,097	99,854	College Lecture Classroom	8	2	1.91	0.724	138,082	2	0.26	0.893	23,184	3	2.37	0.847	200,446
115	01.100.15 - Classroom Service	2,913	4,684	College Lecture Classroom	8	2	1.91	0.724	6,477	2	0.26	0.893	1,088	3	2.37	0.847	9,403
		65,010	104,538						144,560				24,272				209,849
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	46,080	74,098	Laboratory, General	18	2	2.58	0.724	138,409	2	0.26	0.893	17,204	3	6.85	0.847	429,912
215	01.200.15 - Class Laboratory Service	7,546	12,134	Laboratory, General	18	2	2.58	0.724	22,666	2	0.26	0.893	2,817	3	6.85	0.847	70,402
220	01.200.20 - Open Laboratory	3,792	6,098	Laboratory, General	18	2	2.58	0.724	11,390	2	0.26	0.893	1,416	3	6.85	0.847	35,378
225	01.200.25 - Open Laboratory Service	1,132	1,820	Laboratory, General	18	2	2.58	0.724	3,400	2	0.26	0.893	423	3	6.85	0.847	10,561
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		58,550	94,150						175,865				21,860				546,253
	Office Facilities																
310	01.300.10 - Office	60,525	97,325	Office Building, 2 story	23	2	2.53	0.724	178,273	2	0.26	0.893	22,597	3	2.54	0.847	209,384
315	01.300.15 - Office Service	12,014	19,319	Office Building, 2 story	23	2	2.53	0.724	35,386	2	0.26	0.893	4,485	3	2.54	0.847	41,562
		72,539	116,644						213,659				27,082				250,946
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,955	9,576	College Lecture Classroom	8	2	1.91	0.724	13,242	2	0.26	0.893	2,223	3	2.37	0.847	19,222
355	01.300.55 - Conference Room Service	89	143	College Lecture Classroom	8	2	1.91	0.724	198	2	0.26	0.893	33	3	2.37	0.847	287
680	01.600.80 - Meeting Room	7,484	12,034	College Lecture Classroom	8	2	1.91	0.724	16,642	2	0.26	0.893	2,794	3	2.37	0.847	24,158
685	01.600.85 - Meeting Room Service	434	698	College Lecture Classroom	8	2	1.91	0.724	965	2	0.26	0.893	162	3	2.37	0.847	1,401
		13,962	22,451						31,047				5,213				45,068
	Study Facilities																
410	01.400.10 - Study Room	5,518	8,873	Public Library, 3 story (24/7)	25	2	2.34	0.724	15,032	2	0.26	0.893	2,060	3	2.96	0.847	22,246
420	01.400.20 - Stack	1,785	2,870	Public Library, 3 story (24/7)	25	2	2.34	0.724	4,863	2	0.26	0.893	666	3	2.96	0.847	7,196
430	01.400.30 - Open-Stack Study Room	14,199	22,832	Public Library, 3 story (24/7)	25	2	2.34	0.724	38,682	2	0.26	0.893	5,301	3	2.96	0.847	57,243
440	01.400.40 - Processing Room	732	1,177	Public Library, 3 story (24/7)	25	2	2.34	0.724	1,994	2	0.26	0.893	273	3	2.96	0.847	2,951
455	01.400.55 - Study Service	610	981	Public Library, 3 story (24/7)	25	2	2.34	0.724	1,662	2	0.26	0.893	228	3	2.96	0.847	2,459
		22,844	36,734						62,233				8,529				92,096
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	6,184	9,944	Movie Theater	22	2	4.09	0.724	29,446	2	0.26	0.893	2,309	3	3.74	0.847	31,501
535	01.500.35 - Media Production Service	289	465	Movie Theater	22	2	4.09	0.724	1,376	2	0.26	0.893	108	3	3.74	0.847	1,472
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		6,473	10,409						30,822				2,417				32,973
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	22,082	35,508	Health Club, w/Gymnasium	15	2	1.77	0.724	45,503	2	0.26	0.893	8,244	3	2.99	0.847	89,926
523	01.500.23 - Athletic Facilities Spectator Seating	64	103	Movie Theater	22	2	4.09	0.724	305	2	0.26	0.893	24	3	3.74	0.847	326
525	01.500.25 - Athletic or Physical Education Service	6,340	10,195	Health Club, w/Gymnasium	15	2	1.77	0.724	13,065	2	0.26	0.893	2,367	3	2.99	0.847	25,819
		28,486	45,806						58,873				10,635				116,071
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	570	917	Greenhouse, Research	14	2	0.08	0.724	53	2	0.26	0.893	213	3	5.27	0.847	4,091
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		570	917						53				213				4,091
	General Use Facilities																
610	01.600.10 - Assembly	5,838	9,388	College Auditorium	6	2	4.49	0.724	30,517	2	0.26	0.893	2,180	3	3.49	0.847	27,750
615	01.600.15 - Assembly Service	1,580	2,541	College Auditorium	6	2	4.49	0.724	8,259	2	0.26	0.893	590	3	3.49	0.847	7,510
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
635	01.600.35 - Food Facility Service	1,022	1,643	Cafeteria	4	2	5.59	0.724	6,651	2	0.26	0.893	382	3	4.53	0.847	6,306
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	3,015	4,848	Office Building, 2 story	23	2	2.53	0.724	8,879	2	0.26	0.893	1,126	3	2.54	0.847	10,429
655	01.600.55 - Lounge Service	60	96	Office Building, 2 story	23	2	2.53	0.724	177	2	0.26	0.893	22	3	2.54	0.847	208
660	01.600.60 - Merchandising	7,960	12,800	Store, Retail	27	2	2.33	0.724	21,592	2	0.26	0.893	2,972	3	3.74	0.847	40,547
665	01.600.65 - Merchandising Service	3,252	5,229	Store, Retail	27	2	2.33	0.724	8,821	2	0.26	0.893	1,214	3	3.74	0.847	16,565
670	01.600.70 - Recreation	1,793	2,883	Health Club, w/Gymnasium	15	2	1.77	0.724	3,695	2	0.26	0.893	669	3	2.99	0.847	7,302
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		24,520	39,428						88,592				9,154				116,617
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,037	3,276	Data Center	11	2	1.21	0.724	2,870	2	0.26	0.893	761	3	17.27	0.847	47,914
715	01.700.15 - Central Computer or Telecommunicati	998	1,605	Data Center	11	2	1.21	0.724	1,406	2	0.26	0.893	373	3	17.27	0.847	23,475
720	01.700.20 - Shop	5,045	8,112	Maintenance Shop	20	2	1.51	0.724	8,869	2	0.26	0.893	1,884	3	3.25	0.847	22,332
725	01.700.25 - Shop Service	1,453	2,336	Maintenance Shop	20	2	1.51	0.724	2,554	2	0.26	0.893	542	3	3.25	0.847	6,432
730	01.700.30 - Central Storage	6,655	10,701	Warehouse, Dry	29	2	0.14	0.724	1,085	2	0.26	0.893	2,485	3	2.40	0.847	21,754
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		16,188	26,031						16,783				6,044				121,906
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	53	85	College Dormitory, 50 Room	7	3	5.15	0.724	318	2	0.26	0.893	20	3	4.77	0.847	344
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		53	85						318				20				344
	TOTALS	**309,195**	**497,193**						**822,804**				**115,438**				**1,536,214**
	Cost / SF by Category	**497,193**							**1.65**		**/gsf**		**0.23**		**/gsf**		**3.09**
		62.19%															

0 Service Level Offset for =vlookup( )

Summary Data

	VSCC	Cost / SF	Service Level
Gross SF	**497,193**		
Total O&M+Util		**10.03**	
O&M Net of			
Energy	2.59	7.44	
Water & Sewer	0.98	9.05	
Subtotal - Energy/Wtr/Sew.	3.57	6.46	
Net of All Utilities	**0.68**	**5.78**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	62,097	99,854	College Lecture Classroom	8	3	0.56	0.92	51,389	3	0.06	0.939	5,626	3	0.05	0.933	4,658
115	01.100.15 - Classroom Service	2,913	4,684	College Lecture Classroom	8	3	0.56	0.92	2,411	3	0.06	0.939	264	3	0.05	0.933	219
		65,010	104,538						53,800				5,890				4,877
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	46,080	74,098	Laboratory, General	18	3	0.92	0.92	62,648	3	0.06	0.939	4,175	3	0.05	0.933	3,457
215	01.200.15 - Class Laboratory Service	7,546	12,134	Laboratory, General	18	3	0.92	0.92	10,259	3	0.06	0.939	684	3	0.05	0.933	566
220	01.200.20 - Open Laboratory	3,792	6,098	Laboratory, General	18	3	0.92	0.92	5,155	3	0.06	0.939	344	3	0.05	0.933	284
225	01.200.25 - Open Laboratory Service	1,132	1,820	Laboratory, General	18	3	0.92	0.92	1,539	3	0.06	0.939	103	3	0.05	0.933	85
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		58,550	94,150						79,602				5,304				4,392
	Office Facilities																
310	01.300.10 - Office	60,525	97,325	Office Building, 2 story	23	3	0.54	0.92	48,299	3	0.06	0.939	5,483	3	0.05	0.933	4,540
315	01.300.15 - Office Service	12,014	19,319	Office Building, 2 story	23	3	0.54	0.92	9,587	3	0.06	0.939	1,088	3	0.05	0.933	901
		72,539	116,644						57,886				6,572				5,441
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,955	9,576	College Lecture Classroom	8	3	0.56	0.92	4,928	3	0.06	0.939	540	3	0.05	0.933	447
355	01.300.55 - Conference Room Service	89	143	College Lecture Classroom	8	3	0.56	0.92	74	3	0.06	0.939	8	3	0.05	0.933	7
680	01.600.80 - Meeting Room	7,484	12,034	College Lecture Classroom	8	3	0.56	0.92	6,193	3	0.06	0.939	678	3	0.05	0.933	561
685	01.600.85 - Meeting Room Service	434	698	College Lecture Classroom	8	3	0.56	0.92	359	3	0.06	0.939	39	3	0.05	0.933	33
		13,962	22,451						11,554				1,265				1,047
	Study Facilities																
410	01.400.10 - Study Room	5,518	8,873	Public Library, 3 story (24/7)	25	3	0.63	0.92	5,137	3	0.06	0.939	500	3	0.05	0.933	414
420	01.400.20 - Stack	1,785	2,870	Public Library, 3 story (24/7)	25	3	0.63	0.92	1,662	3	0.06	0.939	162	3	0.05	0.933	134
430	01.400.30 - Open-Stack Study Room	14,199	22,832	Public Library, 3 story (24/7)	25	3	0.63	0.92	13,219	3	0.06	0.939	1,286	3	0.05	0.933	1,065
440	01.400.40 - Processing Room	732	1,177	Public Library, 3 story (24/7)	25	3	0.63	0.92	681	3	0.06	0.939	66	3	0.05	0.933	55
455	01.400.55 - Study Service	610	981	Public Library, 3 story (24/7)	25	3	0.63	0.92	568	3	0.06	0.939	55	3	0.05	0.933	46
		22,844	36,734						21,268				2,070				1,714
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	6,184	9,944	Movie Theater	22	3	0.58	0.92	5,300	3	0.06	0.939	560	3	0.05	0.933	464
535	01.500.35 - Media Production Service	289	465	Movie Theater	22	3	0.58	0.92	248	3	0.06	0.939	26	3	0.05	0.933	22
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		6,473	10,409						5,548				586				486
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	22,082	35,508	Health Club, w/Gymnasium	15	3	0.58	0.92	18,927	3	0.06	0.939	2,001	3	0.05	0.933	1,656
523	01.500.23 - Athletic Facilities Spectator Seating	64	103	Movie Theater	22	3	0.58	0.92	55	3	0.06	0.939	6	3	0.05	0.933	5
525	01.500.25 - Athletic or Physical Education Service	6,340	10,195	Health Club, w/Gymnasium	15	3	0.58	0.92	5,434	3	0.06	0.939	574	3	0.05	0.933	476
		28,486	45,806						24,416				2,581				2,137
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	570	917	Greenhouse, Research	14	3	0.63	0.92	531	3	0.06	0.939	52	3	0.11	0.933	94
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		570	917						531				52				94
	General Use Facilities																
610	01.600.10 - Assembly	5,838	9,388	College Auditorium	6	3	0.48	0.92	4,141	3	0.06	0.939	529	3	0.05	0.933	438
615	01.600.15 - Assembly Service	1,580	2,541	College Auditorium	6	3	0.48	0.92	1,121	3	0.06	0.939	143	3	0.05	0.933	119
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
635	01.600.35 - Food Facility Service	1,022	1,643	Cafeteria	4	3	0.90	0.92	1,359	3	0.06	0.939	93	3	1.03	0.933	1,579
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	3,015	4,848	Office Building, 2 story	23	3	0.54	0.92	2,406	3	0.06	0.939	273	3	0.05	0.933	226
655	01.600.55 - Lounge Service	60	96	Office Building, 2 story	23	3	0.54	0.92	48	3	0.06	0.939	5	3	0.05	0.933	5
660	01.600.60 - Merchandising	7,960	12,800	Store, Retail	27	3	0.56	0.92	6,587	3	0.06	0.939	721	3	0.05	0.933	597
665	01.600.65 - Merchandising Service	3,252	5,229	Store, Retail	27	3	0.56	0.92	2,691	3	0.06	0.939	295	3	0.05	0.933	244
670	01.600.70 - Recreation	1,793	2,883	Health Club, w/Gymnasium	15	3	0.58	0.92	1,537	3	0.06	0.939	162	3	0.05	0.933	135
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		24,520	39,428						19,890				2,221				3,342
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	2,037	3,276	Data Center	11	3	2.29	0.92	6,893	3	0.06	0.939	185	3	0.05	0.933	153
715	01.700.15 - Central Computer or Telecommunicati	998	1,605	Data Center	11	3	2.29	0.92	3,377	3	0.06	0.939	90	3	0.05	0.933	75
720	01.700.20 - Shop	5,045	8,112	Maintenance Shop	20	3	0.58	0.92	4,324	3	0.06	0.939	457	3	0.05	0.933	378
725	01.700.25 - Shop Service	1,453	2,336	Maintenance Shop	20	3	0.58	0.92	1,245	3	0.06	0.939	132	3	0.05	0.933	109
730	01.700.30 - Central Storage	6,655	10,701	Warehouse, Dry	29	3	0.32	0.92	3,147	3	0.06	0.939	603	3	0.01	0.933	100
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		16,188	26,031						18,987				1,467				815
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	53	85	College Dormitory, 50 Room	7	3	0.69	0.92	54	3	0.06	0.939	5	3	0.05	0.933	4
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		53	85						54				5				4
	TOTALS	**309,195**	**497,193**						**293,535**				**28,012**				**24,349**
	Cost / SF by Category	**497,193**					**/gsf**		**0.59**		**/gsf**		**0.06**		**/gsf**		**0.05**
		62.19%															
					0												

Summary Data

	VSCC	Cost / SF	Service Level
Gross SF	497,193		
Total O&M+Util		**10.03**	
O&M Net of			
Energy	2.59	7.44	
Water & Sewer	0.98	9.05	
Subtotal - Energy/Wtr/Sew.	3.57	6.46	
Net of All Utilities	**0.68**	**5.78**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	62,097	99,854	College Lecture Classroom	8	3	0.04	0.73	2,904	3	0.06	0.81	4,847	769,448	7.71
115	01.100.15 - Classroom Service	2,913	4,684	College Lecture Classroom	8	3	0.04	0.73	136	3	0.06	0.81	227	36,095	7.71
		65,010	104,538						3,040				5,074	805,543	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	46,080	74,098	Laboratory, General	18	3	0.04	0.73	2,155	3	0.10	0.81	5,995	1,155,169	15.59
215	01.200.15 - Class Laboratory Service	7,546	12,134	Laboratory, General	18	3	0.04	0.73	353	3	0.10	0.81	982	189,169	15.59
220	01.200.20 - Open Laboratory	3,792	6,098	Laboratory, General	18	3	0.04	0.73	177	3	0.10	0.81	493	95,061	15.59
225	01.200.25 - Open Laboratory Service	1,132	1,820	Laboratory, General	18	3	0.04	0.73	53	3	0.10	0.81	147	28,378	15.59
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		58,550	94,150						2,738				7,617	1,467,776	
	Office Facilities														
310	01.300.10 - Office	60,525	97,325	Office Building, 2 story	23	3	0.04	0.73	2,830	3	0.07	0.81	5,512	751,597	7.72
315	01.300.15 - Office Service	12,014	19,319	Office Building, 2 story	23	3	0.04	0.73	562	3	0.07	0.81	1,094	149,189	7.72
		72,539	116,644						3,392				6,606	900,786	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	5,955	9,576	College Lecture Classroom	8	3	0.04	0.73	278	3	0.06	0.81	465	73,788	7.71
355	01.300.55 - Conference Room Service	89	143	College Lecture Classroom	8	3	0.04	0.73	4	3	0.06	0.81	7	1,103	7.71
680	01.600.80 - Meeting Room	7,484	12,034	College Lecture Classroom	8	3	0.04	0.73	350	3	0.06	0.81	584	92,734	7.71
685	01.600.85 - Meeting Room Service	434	698	College Lecture Classroom	8	3	0.04	0.73	20	3	0.06	0.81	34	5,378	7.71
		13,962	22,451						653				1,090	173,003	
	Study Facilities														
410	01.400.10 - Study Room	5,518	8,873	Public Library, 3 story (24/7)	25	3	0.04	0.73	258	3	0.09	0.81	646	74,737	8.42
420	01.400.20 - Stack	1,785	2,870	Public Library, 3 story (24/7)	25	3	0.04	0.73	83	3	0.09	0.81	209	24,176	8.42
430	01.400.30 - Open-Stack Study Room	14,199	22,832	Public Library, 3 story (24/7)	25	3	0.04	0.73	664	3	0.09	0.81	1,662	192,314	8.42
440	01.400.40 - Processing Room	732	1,177	Public Library, 3 story (24/7)	25	3	0.04	0.73	34	3	0.09	0.81	86	9,914	8.42
455	01.400.55 - Study Service	610	981	Public Library, 3 story (24/7)	25	3	0.04	0.73	29	3	0.09	0.81	71	8,262	8.42
		22,844	36,734						1,068				2,675	309,403	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	6,184	9,944	Movie Theater	22	3	0.04	0.73	289	3	0.27	0.81	2,172	110,280	11.09
535	01.500.35 - Media Production Service	289	465	Movie Theater	22	3	0.04	0.73	14	3	0.27	0.81	102	5,154	11.09
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		6,473	10,409						303				2,274	115,434	11.09
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	22,082	35,508	Health Club, w/Gymnasium	15	3	0.04	0.73	1,033	3	0.07	0.81	2,011	308,853	8.70
523	01.500.23 - Athletic Facilities Spectator Seating	64	103	Movie Theater	22	3	0.04	0.73	3	3	0.27	0.81	22	1,141	11.09
525	01.500.25 - Athletic or Physical Education Service	6,340	10,195	Health Club, w/Gymnasium	15	3	0.04	0.73	296	3	0.07	0.81	577	88,675	8.70
		28,486	45,806						1,332				2,611	398,670	8.70
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	570	917	Greenhouse, Research	14	3	0.04	0.73	27	3	1.37	0.81	1,016	7,816	8.53
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		570	917						27				1,016	7,816	8.53
	General Use Facilities														
610	01.600.10 - Assembly	5,838	9,388	College Auditorium	6	3	0.04	0.73	273	3	0.11	0.81	835	100,648	10.72
615	01.600.15 - Assembly Service	1,580	2,541	College Auditorium	6	3	0.04	0.73	74	3	0.11	0.81	226	27,239	10.72
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
635	01.600.35 - Food Facility Service	1,022	1,643	Cafeteria	4	3	0.04	0.73	48	3	0.13	0.81	173	29,611	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	3,015	4,848	Office Building, 2 story	23	3	0.04	0.73	141	3	0.07	0.81	275	37,435	7.72
655	01.600.55 - Lounge Service	60	96	Office Building, 2 story	23	3	0.04	0.73	3	3	0.07	0.81	5	745	7.72
660	01.600.60 - Merchandising	7,960	12,800	Store, Retail	27	3	0.04	0.73	372	3	0.34	0.81	3,521	115,223	9.00
665	01.600.65 - Merchandising Service	3,252	5,229	Store, Retail	27	3	0.04	0.73	152	3	0.34	0.81	1,438	47,074	9.00
670	01.600.70 - Recreation	1,793	2,883	Health Club, w/Gymnasium	15	3	0.04	0.73	84	3	0.07	0.81	163	25,078	8.70
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		24,520	39,428						1,147				6,637	383,054	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	2,037	3,276	Data Center	11	3	0.04	0.73	95	3	0.11	0.81	291	201,932	61.65
715	01.700.15 - Central Computer or Telecommunicati	998	1,605	Data Center	11	3	0.04	0.73	47	3	0.11	0.81	143	98,934	61.65
720	01.700.20 - Shop	5,045	8,112	Maintenance Shop	20	3	0.04	0.73	236	3	0.23	0.81	1,509	64,596	7.96
725	01.700.25 - Shop Service	1,453	2,336	Maintenance Shop	20	3	0.04	0.73	68	3	0.23	0.81	435	18,604	7.96
730	01.700.30 - Central Storage	6,655	10,701	Warehouse, Dry	29	3	0.04	0.73	311	3	0.11	0.81	952	39,615	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		16,188	26,031						757				3,331	423,681	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	VSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	53	85	College Dormitory, 50 Room	7	3	0.04	0.73	2	3	0.11	0.81	8	944	11.08
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		53	85						2				8	944	
	TOTALS	**309,195**	**497,193**						**14,458**				**38,936**	**4,986,109**	
	Cost / SF by Category	**497,193**					**/gsf**		**0.03**		**/gsf**		**0.08**	**10.03**	**/ GSF**
		62.19%											**Adjustments:**		
					0										
													Energy:	**(1,287,730)**	
													Water/Sewer:	**(485,615)**	
													Telecom:	**(339,018)**	
														2,873,746	
														5.78	**/ GSF**

Summary Data

	VSCC	Cost / SF	Service Level
Gross SF	**497,193**		
Total O&M+Util		**10.03**	
O&M Net of			
Energy	2.59	7.44	
Water & Sewer	0.98	9.05	
Subtotal - Energy/Wtr/Sew.	3.57	6.46	
Net of All Utilities	**0.68**	**5.78**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	WSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	76,004	112,190	College Lecture Classroom	8	2	1.91	0.676	144,855	2	0.26	0.885	25,815	3	2.37	0.807	214,573
115	01.100.15 - Classroom Service	5,414	7,991	College Lecture Classroom	8	2	1.91	0.676	10,318	2	0.26	0.885	1,839	3	2.37	0.807	15,284
		81,418	120,181						155,172				27,654				229,856
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	58,771	86,752	Laboratory, General	18	2	2.58	0.676	151,302	2	0.26	0.885	19,962	3	6.85	0.807	479,559
215	01.200.15 - Class Laboratory Service	10,682	15,768	Laboratory, General	18	2	2.58	0.676	27,500	2	0.26	0.885	3,628	3	6.85	0.807	87,163
220	01.200.20 - Open Laboratory	35,489	52,386	Laboratory, General	18	2	2.58	0.676	91,365	2	0.26	0.885	12,054	3	6.85	0.807	289,586
225	01.200.25 - Open Laboratory Service	5,070	7,484	Laboratory, General	18	2	2.58	0.676	13,052	2	0.26	0.885	1,722	3	6.85	0.807	41,370
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		110,012	162,389						283,219				37,366				897,678
	Office Facilities																
310	01.300.10 - Office	68,502	101,115	Office Building, 2 story	23	2	2.53	0.676	172,935	2	0.26	0.885	23,267	3	2.54	0.807	207,264
315	01.300.15 - Office Service	23,457	34,625	Office Building, 2 story	23	2	2.53	0.676	59,218	2	0.26	0.885	7,967	3	2.54	0.807	70,973
		91,958	135,740						232,153				31,234				278,236
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,756	8,496	College Lecture Classroom	8	2	1.91	0.676	10,970	2	0.26	0.885	1,955	3	2.37	0.807	16,250
355	01.300.55 - Conference Room Service	747	1,103	College Lecture Classroom	8	2	1.91	0.676	1,424	2	0.26	0.885	254	3	2.37	0.807	2,109
680	01.600.80 - Meeting Room	5,182	7,650	College Lecture Classroom	8	2	1.91	0.676	9,877	2	0.26	0.885	1,760	3	2.37	0.807	14,630
685	01.600.85 - Meeting Room Service	785	1,158	College Lecture Classroom	8	2	1.91	0.676	1,496	2	0.26	0.885	267	3	2.37	0.807	2,216
		12,470	18,407						23,766				4,235				35,205
	Study Facilities																
410	01.400.10 - Study Room	17,416	25,707	Public Library, 3 story (24/7)	25	2	2.34	0.676	40,665	2	0.26	0.885	5,915	3	2.96	0.807	61,408
420	01.400.20 - Stack	4,000	5,904	Public Library, 3 story (24/7)	25	2	2.34	0.676	9,340	2	0.26	0.885	1,359	3	2.96	0.807	14,104
430	01.400.30 - Open-Stack Study Room	9,978	14,728	Public Library, 3 story (24/7)	25	2	2.34	0.676	23,298	2	0.26	0.885	3,389	3	2.96	0.807	35,182
440	01.400.40 - Processing Room	6,489	9,578	Public Library, 3 story (24/7)	25	2	2.34	0.676	15,151	2	0.26	0.885	2,204	3	2.96	0.807	22,880
455	01.400.55 - Study Service	300	443	Public Library, 3 story (24/7)	25	2	2.34	0.676	700	2	0.26	0.885	102	3	2.96	0.807	1,058
		38,183	56,361						89,155				12,969				134,632
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	1,739	2,567	Movie Theater	22	2	4.09	0.676	7,097	2	0.26	0.885	591	3	3.74	0.807	7,747
535	01.500.35 - Media Production Service	550	812	Movie Theater	22	2	4.09	0.676	2,245	2	0.26	0.885	187	3	3.74	0.807	2,450
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	22,938	33,859	Day Care Center	12	2	2.51	0.676	57,450	2	0.26	0.885	7,791	3	2.75	0.807	75,141
555	01.500.55 - Demonstration Service	505	745	Day Care Center	12	2	2.51	0.676	1,265	2	0.26	0.885	172	3	2.75	0.807	1,654
590	01.500.90 - Other (All Purpose)	1,012	1,494	Office Building, 2 story	23	2	2.53	0.676	2,555	2	0.26	0.885	344	3	2.54	0.807	3,062
		26,744	39,477						70,612				9,084				90,055
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	4,392	6,483	Health Club, w/Gymnasium	15	2	1.77	0.676	7,757	2	0.26	0.885	1,492	3	2.99	0.807	15,643
523	01.500.23 - Athletic Facilities Spectator Seating	4,241	6,260	Movie Theater	22	2	4.09	0.676	17,308	2	0.26	0.885	1,440	3	3.74	0.807	18,894
525	01.500.25 - Athletic or Physical Education Service	7,205	10,635	Health Club, w/Gymnasium	15	2	1.77	0.676	12,725	2	0.26	0.885	2,447	3	2.99	0.807	25,662
		15,838	23,378						37,791				5,379				60,199
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	88,860	131,166	Laboratory, Life Science	19	2	2.58	0.676	228,764	2	0.26	0.885	30,181	3	14.43	0.807	1,527,429

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	WSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	3,214	4,744	Greenhouse, Research	14	2	0.08	0.676	257	2	0.26	0.885	1,092	3	5.27	0.807	20,176
585	01.500.85 - Greenhouse Service	824	1,216	Greenhouse, Research	14	2	0.08	0.676	66	2	0.26	0.885	280	3	5.27	0.807	5,173
		92,898	137,126						229,086				31,553				1,552,779
	General Use Facilities																
610	01.600.10 - Assembly	92,591	136,673	College Auditorium	6	2	4.49	0.676	414,836	2	0.26	0.885	31,449	3	3.49	0.807	384,931
615	01.600.15 - Assembly Service	2,703	3,990	College Auditorium	6	2	4.49	0.676	12,110	2	0.26	0.885	918	3	3.49	0.807	11,237
620	01.600.20 - Exhibition	744	1,098	College Auditorium	6	2	4.49	0.676	3,333	2	0.26	0.885	253	3	3.49	0.807	3,093
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	16,357	24,145	Cafeteria	4	2	5.59	0.676	91,239	2	0.26	0.885	5,556	3	4.53	0.807	88,266
635	01.600.35 - Food Facility Service	5,994	8,848	Cafeteria	4	2	5.59	0.676	33,434	2	0.26	0.885	2,036	3	4.53	0.807	32,345
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	5,248	7,747	Office Building, 2 story	23	2	2.53	0.676	13,249	2	0.26	0.885	1,782	3	2.54	0.807	15,879
655	01.600.55 - Lounge Service	250	369	Office Building, 2 story	23	2	2.53	0.676	631	2	0.26	0.885	85	3	2.54	0.807	756
660	01.600.60 - Merchandising	4,530	6,687	Store, Retail	27	2	2.33	0.676	10,532	2	0.26	0.885	1,539	3	3.74	0.807	20,182
665	01.600.65 - Merchandising Service	660	974	Store, Retail	27	2	2.33	0.676	1,534	2	0.26	0.885	224	3	3.74	0.807	2,940
670	01.600.70 - Recreation	2,315	3,417	Health Club, w/Gymnasium	15	2	1.77	0.676	4,089	2	0.26	0.885	786	3	2.99	0.807	8,245
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		131,392	193,948						584,988				44,627				567,875
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	1,299	1,917	Data Center	11	2	1.21	0.676	1,568	2	0.26	0.885	441	3	17.27	0.807	26,723
715	01.700.15 - Central Computer or Telecommunicati	2,296	3,389	Data Center	11	2	1.21	0.676	2,772	2	0.26	0.885	780	3	17.27	0.807	47,227
720	01.700.20 - Shop	12,403	18,308	Maintenance Shop	20	2	1.51	0.676	18,688	2	0.26	0.885	4,213	3	3.25	0.807	48,017
725	01.700.25 - Shop Service	1,126	1,662	Maintenance Shop	20	2	1.51	0.676	1,697	2	0.26	0.885	382	3	3.25	0.807	4,360
730	01.700.30 - Central Storage	11,456	16,910	Warehouse, Dry	29	2	0.14	0.676	1,600	2	0.26	0.885	3,891	3	2.40	0.807	32,752
735	01.700.35 - Central Storage Service	66	97	Warehouse, Dry	29	2	0.14	0.676	9	2	0.26	0.885	22	3	2.40	0.807	189
740	01.700.40 - Vehicle Storage	3,399	5,017	Garage, Parking	13	3	0.09	0.676	305	3	0.13	0.885	577	3	0.84	0.807	3,401
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		32,045	47,301						26,640				10,307				162,669
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	212	313	Medical Clinic	21	2	8.67	0.676	1,834	2	0.26	0.885	72	3	3.91	0.807	987
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	76	112	Medical Clinic	21	2	8.67	0.676	657	2	0.26	0.885	26	3	3.91	0.807	354
830	01.800.30 - Nurse Station	255	376	Medical Clinic	21	2	8.67	0.676	2,206	2	0.26	0.885	87	3	3.91	0.807	1,188
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	169	249	Medical Clinic	21	2	8.67	0.676	1,462	2	0.26	0.885	57	3	3.91	0.807	787
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**WSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	63	93	Medical Clinic	21	2	8.67	0.676	545	2	0.26	0.885	21	3	3.91	0.807	293
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	150	221	Medical Clinic	21	2	8.67	0.676	1,298	2	0.26	0.885	51	3	3.91	0.807	699
895	01.800.95 - Staff On-Call Facility Service	110	162	Medical Clinic	21	2	8.67	0.676	952	2	0.26	0.885	37	3	3.91	0.807	512
		1,035	1,528						8,954				352				4,821
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	4,300	6,347	College Dormitory, 50 Room	7	3	5.15	0.676	22,097	2	0.26	0.885	1,460	3	4.77	0.807	24,433
919	01.900.19 - Toilet or Bath	1,994	2,943	College Dormitory, 50 Room	7	3	5.15	0.676	10,247	2	0.26	0.885	677	3	4.77	0.807	11,330
920	01.900.20 - Sleep/Study With Toilet or Bath	4,800	7,085	College Dormitory, 50 Room	7	3	5.15	0.676	24,667	2	0.26	0.885	1,630	3	4.77	0.807	27,274
935	01.900.35 - Sleep/Study Service	1,014	1,497	College Dormitory, 50 Room	7	3	5.15	0.676	5,211	2	0.26	0.885	344	3	4.77	0.807	5,762
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	1,816	2,681	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		13,924	20,553						62,222				4,112				68,799
	TOTALS	**647,917**	**956,389**						**1,803,758**				**218,871**				**4,082,803**
	Cost / SF by Category	**956,389**							**1.89**		**/gsf**		**0.23**		**/gsf**		**4.27**
		67.75%															

0 Service Level Offset for =vlookup( )

Summary Data

	WSCC	Cost / SF	Service Level
Gross SF	**956,389**		
Total O&M+Util		**11.89**	
O&M Net of			
Energy	3.01	8.87	
Water & Sewer	0.83	11.06	
Subtotal - Energy/Wtr/Sew.	3.85	8.04	
Net of All Utilities	**0.68**	**7.37**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	WSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	76,004	112,190	College Lecture Classroom	8	3	0.56	1.00	62,826	3	0.06	0.791	5,325	3	0.05	0.921	5,166
115	01.100.15 - Classroom Service	5,414	7,991	College Lecture Classroom	8	3	0.56	1.00	4,475	3	0.06	0.791	379	3	0.05	0.921	368
		81,418	120,181						67,301				5,704				5,534
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	58,771	86,752	Laboratory, General	18	3	0.92	1.00	79,812	3	0.06	0.791	4,117	3	0.05	0.921	3,995
215	01.200.15 - Class Laboratory Service	10,682	15,768	Laboratory, General	18	3	0.92	1.00	14,506	3	0.06	0.791	748	3	0.05	0.921	726
220	01.200.20 - Open Laboratory	35,489	52,386	Laboratory, General	18	3	0.92	1.00	48,195	3	0.06	0.791	2,486	3	0.05	0.921	2,412
225	01.200.25 - Open Laboratory Service	5,070	7,484	Laboratory, General	18	3	0.92	1.00	6,885	3	0.06	0.791	355	3	0.05	0.921	345
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		110,012	162,389						149,398				7,707				7,478
	Office Facilities																
310	01.300.10 - Office	68,502	101,115	Office Building, 2 story	23	3	0.54	1.00	54,602	3	0.06	0.791	4,799	3	0.05	0.921	4,656
315	01.300.15 - Office Service	23,457	34,625	Office Building, 2 story	23	3	0.54	1.00	18,697	3	0.06	0.791	1,643	3	0.05	0.921	1,594
		91,958	135,740						73,299				6,442				6,251
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	5,756	8,496	College Lecture Classroom	8	3	0.56	1.00	4,758	3	0.06	0.791	403	3	0.05	0.921	391
355	01.300.55 - Conference Room Service	747	1,103	College Lecture Classroom	8	3	0.56	1.00	617	3	0.06	0.791	52	3	0.05	0.921	51
680	01.600.80 - Meeting Room	5,182	7,650	College Lecture Classroom	8	3	0.56	1.00	4,284	3	0.06	0.791	363	3	0.05	0.921	352
685	01.600.85 - Meeting Room Service	785	1,158	College Lecture Classroom	8	3	0.56	1.00	649	3	0.06	0.791	55	3	0.05	0.921	53
		12,470	18,407						10,308				874				848
	Study Facilities																
410	01.400.10 - Study Room	17,416	25,707	Public Library, 3 story (24/7)	25	3	0.63	1.00	16,196	3	0.06	0.791	1,220	3	0.05	0.921	1,184
420	01.400.20 - Stack	4,000	5,904	Public Library, 3 story (24/7)	25	3	0.63	1.00	3,720	3	0.06	0.791	280	3	0.05	0.921	272
430	01.400.30 - Open-Stack Study Room	9,978	14,728	Public Library, 3 story (24/7)	25	3	0.63	1.00	9,279	3	0.06	0.791	699	3	0.05	0.921	678
440	01.400.40 - Processing Room	6,489	9,578	Public Library, 3 story (24/7)	25	3	0.63	1.00	6,034	3	0.06	0.791	455	3	0.05	0.921	441
455	01.400.55 - Study Service	300	443	Public Library, 3 story (24/7)	25	3	0.63	1.00	279	3	0.06	0.791	21	3	0.05	0.921	20
		38,183	56,361						35,508				2,675				2,595
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	1,739	2,567	Movie Theater	22	3	0.58	1.00	1,489	3	0.06	0.791	122	3	0.05	0.921	118
535	01.500.35 - Media Production Service	550	812	Movie Theater	22	3	0.58	1.00	471	3	0.06	0.791	39	3	0.05	0.921	37
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	22,938	33,859	Day Care Center	12	3	0.68	1.00	23,024	3	0.06	0.791	1,607	3	0.05	0.921	1,559
555	01.500.55 - Demonstration Service	505	745	Day Care Center	12	3	0.68	1.00	507	3	0.06	0.791	35	3	0.05	0.921	34
590	01.500.90 - Other (All Purpose)	1,012	1,494	Office Building, 2 story	23	3	0.54	1.00	807	3	0.06	0.791	71	3	0.05	0.921	69
		26,744	39,477						26,297				1,874				1,818
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	4,392	6,483	Health Club, w/Gymnasium	15	3	0.58	1.00	3,760	3	0.06	0.791	308	3	0.05	0.921	299
523	01.500.23 - Athletic Facilities Spectator Seating	4,241	6,260	Movie Theater	22	3	0.58	1.00	3,631	3	0.06	0.791	297	3	0.05	0.921	288
525	01.500.25 - Athletic or Physical Education Service	7,205	10,635	Health Club, w/Gymnasium	15	3	0.58	1.00	6,168	3	0.06	0.791	505	3	0.05	0.921	490
		15,838	23,378						13,559				1,110				1,077
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	88,860	131,166	Laboratory, Life Science	19	3	1.10	1.00	144,283	3	0.06	0.791	6,225	3	0.05	0.921	6,040

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	WSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	3,214	4,744	Greenhouse, Research	14	3	0.63	1.00	2,989	3	0.06	0.791	225	3	0.11	0.921	481
585	01.500.85 - Greenhouse Service	824	1,216	Greenhouse, Research	14	3	0.63	1.00	766	3	0.06	0.791	58	3	0.11	0.921	123
		92,898	137,126						148,038				6,508				6,644
	General Use Facilities																
610	01.600.10 - Assembly	92,591	136,673	College Auditorium	6	3	0.48	1.00	65,603	3	0.06	0.791	6,487	3	0.05	0.921	6,294
615	01.600.15 - Assembly Service	2,703	3,990	College Auditorium	6	3	0.48	1.00	1,915	3	0.06	0.791	189	3	0.05	0.921	184
620	01.600.20 - Exhibition	744	1,098	College Auditorium	6	3	0.48	1.00	527	3	0.06	0.791	52	3	0.05	0.921	51
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	16,357	24,145	Cafeteria	4	3	0.90	1.00	21,730	3	0.06	0.791	1,146	3	1.03	0.921	22,904
635	01.600.35 - Food Facility Service	5,994	8,848	Cafeteria	4	3	0.90	1.00	7,963	3	0.06	0.791	420	3	1.03	0.921	8,393
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	5,248	7,747	Office Building, 2 story	23	3	0.54	1.00	4,183	3	0.06	0.791	368	3	0.05	0.921	357
655	01.600.55 - Lounge Service	250	369	Office Building, 2 story	23	3	0.54	1.00	199	3	0.06	0.791	18	3	0.05	0.921	17
660	01.600.60 - Merchandising	4,530	6,687	Store, Retail	27	3	0.56	1.00	3,745	3	0.06	0.791	317	3	0.05	0.921	308
665	01.600.65 - Merchandising Service	660	974	Store, Retail	27	3	0.56	1.00	546	3	0.06	0.791	46	3	0.05	0.921	45
670	01.600.70 - Recreation	2,315	3,417	Health Club, w/Gymnasium	15	3	0.58	1.00	1,982	3	0.06	0.791	162	3	0.05	0.921	157
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		131,392	193,948						108,393				9,205				38,710
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	1,299	1,917	Data Center	11	3	2.29	1.00	4,391	3	0.06	0.791	91	3	0.05	0.921	88
715	01.700.15 - Central Computer or Telecommunicati	2,296	3,389	Data Center	11	3	2.29	1.00	7,760	3	0.06	0.791	161	3	0.05	0.921	156
720	01.700.20 - Shop	12,403	18,308	Maintenance Shop	20	3	0.58	1.00	10,619	3	0.06	0.791	869	3	0.05	0.921	843
725	01.700.25 - Shop Service	1,126	1,662	Maintenance Shop	20	3	0.58	1.00	964	3	0.06	0.791	79	3	0.05	0.921	77
730	01.700.30 - Central Storage	11,456	16,910	Warehouse, Dry	29	3	0.32	1.00	5,411	3	0.06	0.791	803	3	0.01	0.921	156
735	01.700.35 - Central Storage Service	66	97	Warehouse, Dry	29	3	0.32	1.00	31	3	0.06	0.791	5	3	0.01	0.921	1
740	01.700.40 - Vehicle Storage	3,399	5,017	Garage, Parking	13	3	0.29	1.00	1,455	3	0.06	0.791	238	3	0.01	0.921	46
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		32,045	47,301						30,631				2,245				1,367
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	212	313	Medical Clinic	21	3	0.86	1.00	269	3	0.06	0.791	15	3	0.07	0.921	20
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	76	112	Medical Clinic	21	3	0.86	1.00	96	3	0.06	0.791	5	3	0.07	0.921	7
830	01.800.30 - Nurse Station	255	376	Medical Clinic	21	3	0.86	1.00	324	3	0.06	0.791	18	3	0.07	0.921	24
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	169	249	Medical Clinic	21	3	0.86	1.00	215	3	0.06	0.791	12	3	0.07	0.921	16
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**WSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	63	93	Medical Clinic	21	3	0.86	1.00	80	3	0.06	0.791	4	3	0.07	0.921	6
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	150	221	Medical Clinic	21	3	0.86	1.00	190	3	0.06	0.791	11	3	0.07	0.921	14
895	01.800.95 - Staff On-Call Facility Service	110	162	Medical Clinic	21	3	0.86	1.00	140	3	0.06	0.791	8	3	0.07	0.921	10
		1,035	1,528						1,314				73				98
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	4,300	6,347	College Dormitory, 50 Room	7	3	0.69	1.00	4,380	3	0.06	0.791	301	3	0.05	0.921	292
919	01.900.19 - Toilet or Bath	1,994	2,943	College Dormitory, 50 Room	7	3	0.69	1.00	2,031	3	0.06	0.791	140	3	0.05	0.921	136
920	01.900.20 - Sleep/Study With Toilet or Bath	4,800	7,085	College Dormitory, 50 Room	7	3	0.69	1.00	4,889	3	0.06	0.791	336	3	0.05	0.921	326
935	01.900.35 - Sleep/Study Service	1,014	1,497	College Dormitory, 50 Room	7	3	0.69	1.00	1,033	3	0.06	0.791	71	3	0.05	0.921	69
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	1,816	2,681	College Dormitory, 50 Room	7	3	0.69	1.00	1,850	3	0.06	0.791	127	0	-	0.921	-
		13,924	20,553						14,182				975				823
	TOTALS	**647,917**	**956,389**						**678,228**				**45,390**				**73,243**
	Cost / SF by Category	**956,389**					**/gsf**		**0.71**		**/gsf**		**0.05**		**/gsf**		**0.08**
		67.75%															
					0												

Summary Data

	WSCC	Cost / SF	Service Level
Gross SF	**956,389**		
Total O&M+Util		**11.89**	
O&M Net of			
Energy	3.01	8.87	
Water & Sewer	0.83	11.06	
Subtotal - Energy/Wtr/Sew.	3.85	8.04	
Net of All Utilities	**0.68**	**7.37**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**WSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	76,004	112,190	College Lecture Classroom	8	3	0.04	1.00	4,488	3	0.06	1.00	6,731	836,652	7.46
115	01.100.15 - Classroom Service	5,414	7,991	College Lecture Classroom	8	3	0.04	1.00	320	3	0.06	1.00	479	59,593	7.46
		81,418	120,181						4,807				7,211	896,245	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	58,771	86,752	Laboratory, General	18	3	0.04	1.00	3,470	3	0.10	1.00	8,675	1,317,001	15.18
215	01.200.15 - Class Laboratory Service	10,682	15,768	Laboratory, General	18	3	0.04	1.00	631	3	0.10	1.00	1,577	239,373	15.18
220	01.200.20 - Open Laboratory	35,489	52,386	Laboratory, General	18	3	0.04	1.00	2,095	3	0.10	1.00	5,239	795,283	15.18
225	01.200.25 - Open Laboratory Service	5,070	7,484	Laboratory, General	18	3	0.04	1.00	299	3	0.10	1.00	748	113,614	15.18
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		110,012	162,389						6,496				16,239	2,465,271	
	Office Facilities														
310	01.300.10 - Office	68,502	101,115	Office Building, 2 story	23	3	0.04	1.00	4,045	3	0.07	1.00	7,078	759,313	7.51
315	01.300.15 - Office Service	23,457	34,625	Office Building, 2 story	23	3	0.04	1.00	1,385	3	0.07	1.00	2,424	260,009	7.51
		91,958	135,740						5,430				9,502	1,019,322	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	5,756	8,496	College Lecture Classroom	8	3	0.04	1.00	340	3	0.06	1.00	510	63,361	7.46
355	01.300.55 - Conference Room Service	747	1,103	College Lecture Classroom	8	3	0.04	1.00	44	3	0.06	1.00	66	8,223	7.46
680	01.600.80 - Meeting Room	5,182	7,650	College Lecture Classroom	8	3	0.04	1.00	306	3	0.06	1.00	459	57,046	7.46
685	01.600.85 - Meeting Room Service	785	1,158	College Lecture Classroom	8	3	0.04	1.00	46	3	0.06	1.00	70	8,639	7.46
		12,470	18,407						736				1,104	137,269	
	Study Facilities														
410	01.400.10 - Study Room	17,416	25,707	Public Library, 3 story (24/7)	25	3	0.04	1.00	1,028	3	0.09	1.00	2,314	210,341	8.18
420	01.400.20 - Stack	4,000	5,904	Public Library, 3 story (24/7)	25	3	0.04	1.00	236	3	0.09	1.00	531	48,310	8.18
430	01.400.30 - Open-Stack Study Room	9,978	14,728	Public Library, 3 story (24/7)	25	3	0.04	1.00	589	3	0.09	1.00	1,326	120,510	8.18
440	01.400.40 - Processing Room	6,489	9,578	Public Library, 3 story (24/7)	25	3	0.04	1.00	383	3	0.09	1.00	862	78,372	8.18
455	01.400.55 - Study Service	300	443	Public Library, 3 story (24/7)	25	3	0.04	1.00	18	3	0.09	1.00	40	3,623	8.18
		38,183	56,361						2,254				5,073	461,157	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	1,739	2,567	Movie Theater	22	3	0.04	1.00	103	3	0.27	1.00	693	27,530	10.73
535	01.500.35 - Media Production Service	550	812	Movie Theater	22	3	0.04	1.00	32	3	0.27	1.00	219	8,707	10.73
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	22,938	33,859	Day Care Center	12	3	0.04	1.00	1,354	3	0.23	1.00	7,788	264,588	7.81
555	01.500.55 - Demonstration Service	505	745	Day Care Center	12	3	0.04	1.00	30	3	0.23	1.00	171	5,825	7.81
590	01.500.90 - Other (All Purpose)	1,012	1,494	Office Building, 2 story	23	3	0.04	1.00	60	3	0.07	1.00	105	11,218	7.51
		26,744	39,477						1,579				8,976	317,868	8.05
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	4,392	6,483	Health Club, w/Gymnasium	15	3	0.04	1.00	259	3	0.07	1.00	454	54,658	8.43
523	01.500.23 - Athletic Facilities Spectator Seating	4,241	6,260	Movie Theater	22	3	0.04	1.00	250	3	0.27	1.00	1,690	67,140	10.73
525	01.500.25 - Athletic or Physical Education Service	7,205	10,635	Health Club, w/Gymnasium	15	3	0.04	1.00	425	3	0.07	1.00	744	89,665	8.43
		15,838	23,378						935				2,889	211,463	9.05
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	88,860	131,166	Laboratory, Life Science	19	3	0.04	1.00	5,247	3	0.10	1.00	13,117	2,847,611	21.71

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	WSCC					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	3,214	4,744	Greenhouse, Research	14	3	0.04	1.00	190	3	1.37	1.00	6,500	40,622	8.56
585	01.500.85 - Greenhouse Service	824	1,216	Greenhouse, Research	14	3	0.04	1.00	49	3	1.37	1.00	1,666	10,415	8.56
		92,898	137,126						5,485				21,282	2,898,648	21.14
	General Use Facilities														
610	01.600.10 - Assembly	92,591	136,673	College Auditorium	6	3	0.04	1.00	5,467	3	0.11	1.00	15,034	1,410,869	10.32
615	01.600.15 - Assembly Service	2,703	3,990	College Auditorium	6	3	0.04	1.00	160	3	0.11	1.00	439	41,187	10.32
620	01.600.20 - Exhibition	744	1,098	College Auditorium	6	3	0.04	1.00	44	3	0.11	1.00	121	11,337	10.32
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	16,357	24,145	Cafeteria	4	3	0.04	1.00	966	3	0.13	1.00	3,139	421,949	17.48
635	01.600.35 - Food Facility Service	5,994	8,848	Cafeteria	4	3	0.04	1.00	354	3	0.13	1.00	1,150	154,621	17.48
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	5,248	7,747	Office Building, 2 story	23	3	0.04	1.00	310	3	0.07	1.00	542	58,172	7.51
655	01.600.55 - Lounge Service	250	369	Office Building, 2 story	23	3	0.04	1.00	15	3	0.07	1.00	26	2,771	7.51
660	01.600.60 - Merchandising	4,530	6,687	Store, Retail	27	3	0.04	1.00	267	3	0.34	1.00	2,273	58,776	8.79
665	01.600.65 - Merchandising Service	660	974	Store, Retail	27	3	0.04	1.00	39	3	0.34	1.00	331	8,563	8.79
670	01.600.70 - Recreation	2,315	3,417	Health Club, w/Gymnasium	15	3	0.04	1.00	137	3	0.07	1.00	239	28,810	8.43
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		131,392	193,948						7,758				23,295	2,197,056	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	1,299	1,917	Data Center	11	3	0.04	1.00	77	3	0.11	1.00	211	116,009	60.50
715	01.700.15 - Central Computer or Telecommunicati	2,296	3,389	Data Center	11	3	0.04	1.00	136	3	0.11	1.00	373	205,017	60.50
720	01.700.20 - Shop	12,403	18,308	Maintenance Shop	20	3	0.04	1.00	732	3	0.23	1.00	4,211	142,623	7.79
725	01.700.25 - Shop Service	1,126	1,662	Maintenance Shop	20	3	0.04	1.00	66	3	0.23	1.00	382	12,949	7.79
730	01.700.30 - Central Storage	11,456	16,910	Warehouse, Dry	29	3	0.04	1.00	676	3	0.11	1.00	1,860	61,438	3.63
735	01.700.35 - Central Storage Service	66	97	Warehouse, Dry	29	3	0.04	1.00	4	3	0.11	1.00	11	354	3.63
740	01.700.40 - Vehicle Storage	3,399	5,017	Garage, Parking	13	3	0.04	1.00	201	3	0.07	1.00	351	8,700	1.73
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		32,045	47,301						1,892				7,399	547,090	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	212	313	Medical Clinic	21	3	0.04	1.00	13	3	0.21	1.00	66	5,078	16.23
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	76	112	Medical Clinic	21	3	0.04	1.00	4	3	0.21	1.00	24	1,820	16.23
830	01.800.30 - Nurse Station	255	376	Medical Clinic	21	3	0.04	1.00	15	3	0.21	1.00	79	6,108	16.23
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	169	249	Medical Clinic	21	3	0.04	1.00	10	3	0.21	1.00	52	4,048	16.23
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**WSCC**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	63	93	Medical Clinic	21	3	0.04	1.00	4	3	0.21	1.00	20	1,509	16.23
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	150	221	Medical Clinic	21	3	0.04	1.00	9	3	0.21	1.00	46	3,593	16.23
895	01.800.95 - Staff On-Call Facility Service	110	162	Medical Clinic	21	3	0.04	1.00	6	3	0.21	1.00	34	2,635	16.23
		1,035	1,528						61				321	24,792	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	4,300	6,347	College Dormitory, 50 Room	7	3	0.04	1.00	254	3	0.11	1.00	698	67,645	10.66
919	01.900.19 - Toilet or Bath	1,994	2,943	College Dormitory, 50 Room	7	3	0.04	1.00	118	3	0.11	1.00	324	31,368	10.66
920	01.900.20 - Sleep/Study With Toilet or Bath	4,800	7,085	College Dormitory, 50 Room	7	3	0.04	1.00	283	3	0.11	1.00	779	75,510	10.66
935	01.900.35 - Sleep/Study Service	1,014	1,497	College Dormitory, 50 Room	7	3	0.04	1.00	60	3	0.11	1.00	165	15,952	10.66
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	1,816	2,681	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	2,567	0.96
		13,924	20,553						715				1,966	193,041	
	TOTALS	**647,917**	**956,389**						**38,148**				**105,256**	**11,369,222**	
	Cost / SF by Category	**956,389**					**/gsf**		**0.04**		**/gsf**		**0.11**	**11.89**	**/ GSF**
		67.75%											**Adjustments:**		
					0										
													Energy:	**(2,881,872)**	
													Water/Sewer:	**(795,542)**	
													Telecom:	**(646,110)**	
														7,045,698	
														7.37	**/ GSF**

Summary Data

	WSCC	Cost / SF	Service Level
Gross SF	**956,389**		
Total O&M+Util		**11.89**	
O&M Net of			
Energy	3.01	8.87	
Water & Sewer	0.83	11.06	
Subtotal - Energy/Wtr/Sew.	3.85	8.04	
Net of All Utilities	**0.68**	**7.37**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Athens**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	6,810	9,647	College Lecture Classroom	8	2	1.91	0.636	11,718	2	0.26	0.965	2,420	3	2.37	0.873	19,959
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
		6,810	9,647						11,718				2,420				19,959
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	25,837	36,599	Laboratory, General	18	2	2.58	0.636	60,055	2	0.26	0.965	9,183	3	6.85	0.873	218,864
215	01.200.15 - Class Laboratory Service	2,648	3,751	Laboratory, General	18	2	2.58	0.636	6,155	2	0.26	0.965	941	3	6.85	0.873	22,431
220	01.200.20 - Open Laboratory	754	1,068	Laboratory, General	18	2	2.58	0.636	1,753	2	0.26	0.965	268	3	6.85	0.873	6,387
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
		29,239	41,418						67,962				10,392				247,682
	Office Facilities																
310	01.300.10 - Office	3,530	5,000	Office Building, 2 story	23	2	2.53	0.636	8,046	2	0.26	0.965	1,255	3	2.54	0.873	11,088
315	01.300.15 - Office Service	676	958	Office Building, 2 story	23	2	2.53	0.636	1,541	2	0.26	0.965	240	3	2.54	0.873	2,123
		4,206	5,958						9,587				1,495				13,211
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	211	299	College Lecture Classroom	8	2	1.91	0.636	363	2	0.26	0.965	75	3	2.37	0.873	618
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
680	01.600.80 - Meeting Room	1,600	2,266	College Lecture Classroom	8	2	1.91	0.636	2,753	2	0.26	0.965	569	3	2.37	0.873	4,689
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
		1,811	2,565						3,116				644				5,308
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Athens					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.636	-	2	0.26	0.965	-	3	5.27	0.873	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.636	-	2	0.26	0.965	-	3	5.27	0.873	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.636	-	2	0.26	0.965	-	3	4.53	0.873	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.636	-	2	0.26	0.965	-	3	4.53	0.873	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
650	01.600.50 - Lounge	1,957	2,772	Office Building, 2 story	23	2	2.53	0.636	4,461	2	0.26	0.965	696	3	2.54	0.873	6,147
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
660	01.600.60 - Merchandising	36	51	Store, Retail	27	2	2.33	0.636	76	2	0.26	0.965	13	3	3.74	0.873	167
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
		1,993	2,823						4,536				708				6,314
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	133	188	Data Center	11	2	1.21	0.636	145	2	0.26	0.965	47	3	17.27	0.873	2,840
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.636	-	2	0.26	0.965	-	3	17.27	0.873	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.636	-	2	0.26	0.965	-	3	3.25	0.873	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.636	-	2	0.26	0.965	-	3	3.25	0.873	-
730	01.700.30 - Central Storage	1,353	1,917	Warehouse, Dry	29	2	0.14	0.636	171	2	0.26	0.965	481	3	2.40	0.873	4,016
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.636	-	3	0.13	0.965	-	3	0.84	0.873	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.636	-	3	0.13	0.965	-	3	0.84	0.873	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
		1,486	2,105						316				528				6,856
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Athens**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.636	-	0	-	0.965	-	0	-	0.873	-
		0	0						-				-				-
	TOTALS	**45,545**	**64,516**						**97,235**				**16,187**				**299,329**
	Cost / SF by Category	**64,516**							**1.51**		**/gsf**		**0.25**		**/gsf**		**4.64**
		70.59%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Athens	Cost / SF	Service Level
Gross SF	**64,516**		
Total O&M+Util		**12.95**	
O&M Net of			
Energy	3.79	9.16	
Water & Sewer	0.91	12.03	
Subtotal - Energy/Wtr/Sew.	4.70	8.25	
Net of All Utilities	**0.85**	**7.40**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Athens**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	**1**			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**				**3**			
	Classroom Facilities																
110	01.100.10 - Classroom	6,810	9,647	College Lecture Classroom	8	3	0.56	1.00	5,402	3	0.06	0.719	416	3	0.05	0.89	429
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		6,810	9,647						5,402				416				429
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	25,837	36,599	Laboratory, General	18	3	0.92	1.00	33,671	3	0.06	0.719	1,579	3	0.05	0.89	1,629
215	01.200.15 - Class Laboratory Service	2,648	3,751	Laboratory, General	18	3	0.92	1.00	3,451	3	0.06	0.719	162	3	0.05	0.89	167
220	01.200.20 - Open Laboratory	754	1,068	Laboratory, General	18	3	0.92	1.00	983	3	0.06	0.719	46	3	0.05	0.89	48
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		29,239	41,418						38,105				1,787				1,843
	Office Facilities																
310	01.300.10 - Office	3,530	5,000	Office Building, 2 story	23	3	0.54	1.00	2,700	3	0.06	0.719	216	3	0.05	0.89	223
315	01.300.15 - Office Service	676	958	Office Building, 2 story	23	3	0.54	1.00	517	3	0.06	0.719	41	3	0.05	0.89	43
		4,206	5,958						3,217				257				265
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	211	299	College Lecture Classroom	8	3	0.56	1.00	167	3	0.06	0.719	13	3	0.05	0.89	13
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
680	01.600.80 - Meeting Room	1,600	2,266	College Lecture Classroom	8	3	0.56	1.00	1,269	3	0.06	0.719	98	3	0.05	0.89	101
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		1,811	2,565						1,437				111				114
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Athens					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.719	-	3	0.11	0.89	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.719	-	3	0.11	0.89	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.719	-	3	1.03	0.89	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.719	-	3	1.03	0.89	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
650	01.600.50 - Lounge	1,957	2,772	Office Building, 2 story	23	3	0.54	1.00	1,497	3	0.06	0.719	120	3	0.05	0.89	123
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
660	01.600.60 - Merchandising	36	51	Store, Retail	27	3	0.56	1.00	29	3	0.06	0.719	2	3	0.05	0.89	2
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		1,993	2,823						1,526				122				126
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	133	188	Data Center	11	3	2.29	1.00	431	3	0.06	0.719	8	3	0.05	0.89	8
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
730	01.700.30 - Central Storage	1,353	1,917	Warehouse, Dry	29	3	0.32	1.00	613	3	0.06	0.719	83	3	0.01	0.89	17
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
		1,486	2,105						1,045				91				25
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Athens**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	0	-	0.89	-
		0	0						-				-				-
	TOTALS	**45,545**	**64,516**						**50,731**				**2,783**				**2,803**
	Cost / SF by Category	**64,516**					**/gsf**		**0.79**		**/gsf**		**0.04**		**/gsf**		**0.04**
		70.59%															
					0												

Summary Data

	TCAT - Athens	Cost / SF	Service Level
Gross SF	64,516		
Total O&M+Util		**12.95**	
O&M Net of			
Energy	3.79	9.16	
Water & Sewer	0.91	12.03	
Subtotal - Energy/Wtr/Sew.	4.70	8.25	
Net of All Utilities	**0.85**	**7.40**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Athens**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	1			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	6,810	9,647	College Lecture Classroom	8	3	0.04	1.00	386	3	0.06	1.00	579	76,878	7.97
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		6,810	9,647						386				579	76,878	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	25,837	36,599	Laboratory, General	18	3	0.04	1.00	1,464	3	0.10	1.00	3,660	575,243	15.72
215	01.200.15 - Class Laboratory Service	2,648	3,751	Laboratory, General	18	3	0.04	1.00	150	3	0.10	1.00	375	58,956	15.72
220	01.200.20 - Open Laboratory	754	1,068	Laboratory, General	18	3	0.04	1.00	43	3	0.10	1.00	107	16,787	15.72
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		29,239	41,418						1,657				4,142	650,986	
	Office Facilities														
310	01.300.10 - Office	3,530	5,000	Office Building, 2 story	23	3	0.04	1.00	200	3	0.07	1.00	350	38,590	7.72
315	01.300.15 - Office Service	676	958	Office Building, 2 story	23	3	0.04	1.00	38	3	0.07	1.00	67	7,390	7.72
		4,206	5,958						238				417	45,980	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	211	299	College Lecture Classroom	8	3	0.04	1.00	12	3	0.06	1.00	18	2,382	7.97
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	1,600	2,266	College Lecture Classroom	8	3	0.04	1.00	91	3	0.06	1.00	136	18,062	7.97
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		1,811	2,565						103				154	20,444	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Athens					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	1			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	1,957	2,772	Office Building, 2 story	23	3	0.04	1.00	111	3	0.07	1.00	194	21,394	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	36	51	Store, Retail	27	3	0.04	1.00	2	3	0.34	1.00	17	464	9.10
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		1,993	2,823						113				211	21,858	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	133	188	Data Center	11	3	0.04	1.00	8	3	0.11	1.00	21	11,686	62.03
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	1,353	1,917	Warehouse, Dry	29	3	0.04	1.00	77	3	0.11	1.00	211	7,333	3.83
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		1,486	2,105						84				232	19,019	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Athens**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	**1**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**45,545**	**64,516**						**2,581**				**5,735**	**835,166**	
	Cost / SF by Category	**64,516**					**/gsf**		**0.04**		**/gsf**		**0.09**	**12.95**	**/ GSF**
		70.59%											**Adjustments:**		
					0										

Summary Data

	TCAT - Athens	Cost / SF	Service Level
Gross SF	**64,516**		
Total O&M+Util		**12.95**	
O&M Net of			
Energy	3.79	9.16	
Water & Sewer	0.91	12.03	
Subtotal - Energy/Wtr/Sew.	4.70	8.25	
Net of All Utilities	**0.85**	**7.40**	

Energy:	**(244,220)**	
Water/Sewer:	**(58,745)**	
Telecom:	**(54,817)**	
	477,383	
	7.40	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	5,182	7,426	College Lecture Classroom	8	2	1.91	0.636	9,021	2	0.26	0.965	1,863	3	2.37	0.873	15,365
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
		5,182	7,426						9,021				1,863				15,365
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	45,223	64,810	Laboratory, General	18	2	2.58	0.636	106,345	2	0.26	0.965	16,261	3	6.85	0.873	387,565
215	01.200.15 - Class Laboratory Service	2,771	3,971	Laboratory, General	18	2	2.58	0.636	6,516	2	0.26	0.965	996	3	6.85	0.873	23,748
220	01.200.20 - Open Laboratory	2,029	2,908	Laboratory, General	18	2	2.58	0.636	4,771	2	0.26	0.965	730	3	6.85	0.873	17,389
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
250	01.200.50 - Research/non-class Laboratory	635	910	Laboratory, General	18	2	2.58	0.636	1,493	2	0.26	0.965	228	3	6.85	0.873	5,442
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.636	-	2	0.26	0.965	-	3	6.85	0.873	-
		50,658	72,599						119,126				18,215				434,143
	Office Facilities																
310	01.300.10 - Office	5,797	8,308	Office Building, 2 story	23	2	2.53	0.636	13,368	2	0.26	0.965	2,084	3	2.54	0.873	18,422
315	01.300.15 - Office Service	587	841	Office Building, 2 story	23	2	2.53	0.636	1,354	2	0.26	0.965	211	3	2.54	0.873	1,865
		6,384	9,149						14,721				2,295				20,287
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	152	218	College Lecture Classroom	8	2	1.91	0.636	265	2	0.26	0.965	55	3	2.37	0.873	451
355	01.300.55 - Conference Room Service	206	295	College Lecture Classroom	8	2	1.91	0.636	359	2	0.26	0.965	74	3	2.37	0.873	611
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.636	-	2	0.26	0.965	-	3	2.37	0.873	-
		358	513						623				129				1,062
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.636	-	2	0.26	0.965	-	3	2.96	0.873	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.636	-	2	0.26	0.965	-	3	3.50	0.873	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
540	01.500.40 - Clinic	1,266	1,814	Office Building, 2 story	23	2	2.53	0.636	2,919	2	0.26	0.965	455	3	2.54	0.873	4,023
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
		1,266	1,814						2,919				455				4,023
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.636	-	2	0.26	0.965	-	3	14.43	0.873	-
580	01.500.80 - Greenhouse	3,700	5,303	Greenhouse, Research	14	2	0.08	0.636	270	2	0.26	0.965	1,330	3	5.27	0.873	24,395
585	01.500.85 - Greenhouse Service	1,276	1,829	Greenhouse, Research	14	2	0.08	0.636	93	2	0.26	0.965	459	3	5.27	0.873	8,413
		4,976	7,131						363				1,789				32,808
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.636	-	2	0.26	0.965	-	3	3.49	0.873	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.636	-	2	0.26	0.965	-	3	4.53	0.873	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.636	-	2	0.26	0.965	-	3	4.53	0.873	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.636	-	2	0.26	0.965	-	3	2.75	0.873	-
650	01.600.50 - Lounge	272	390	Office Building, 2 story	23	2	2.53	0.636	627	2	0.26	0.965	98	3	2.54	0.873	864
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.636	-	2	0.26	0.965	-	3	2.54	0.873	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.636	-	2	0.26	0.965	-	3	2.99	0.873	-
		272	390						627				98				864
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.636	-	2	0.26	0.965	-	3	17.27	0.873	-
715	01.700.15 - Central Computer or Telecommunicati	200	287	Data Center	11	2	1.21	0.636	221	2	0.26	0.965	72	3	17.27	0.873	4,321
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.636	-	2	0.26	0.965	-	3	3.25	0.873	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.636	-	2	0.26	0.965	-	3	3.25	0.873	-
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.636	-	3	0.13	0.965	-	3	0.84	0.873	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.636	-	3	0.13	0.965	-	3	0.84	0.873	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.636	-	2	0.26	0.965	-	3	2.94	0.873	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.636	-	2	0.26	0.965	-	3	10.18	0.873	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.636	-	2	0.26	0.965	-	3	2.40	0.873	-
		200	287						221				72				4,321
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.636	-	2	0.26	0.965	-	3	3.74	0.873	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			0.636				0.965				0.873	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.636	-	2	0.26	0.965	-	3	3.91	0.873	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.636	-	2	0.26	0.965	-	3	4.77	0.873	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.636	-	0	-	0.965	-	0	-	0.873	-
		0	0						-				-				-
	TOTALS	**69,296**	**99,309**						**147,622**				**24,917**				**512,875**
	Cost / SF by Category	**99,309**							**1.49**		**/gsf**		**0.25**		**/gsf**		**5.16**
		69.78%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Chattano	Cost / SF	Service Level
Gross SF	**99,309**		
Total O&M+Util		**13.84**	
O&M Net of			
Energy	4.11	9.73	
Water & Sewer	0.81	13.03	
Subtotal - Energy/Wtr/Sew.	4.93	8.92	
Net of All Utilities	**0.87**	**8.05**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	5,182	7,426	College Lecture Classroom	8	3	0.56	1.00	4,159	3	0.06	0.719	320	3	0.05	0.89	330
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		5,182	7,426						4,159				320				330
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	45,223	64,810	Laboratory, General	18	3	0.92	1.00	59,625	3	0.06	0.719	2,796	3	0.05	0.89	2,884
215	01.200.15 - Class Laboratory Service	2,771	3,971	Laboratory, General	18	3	0.92	1.00	3,653	3	0.06	0.719	171	3	0.05	0.89	177
220	01.200.20 - Open Laboratory	2,029	2,908	Laboratory, General	18	3	0.92	1.00	2,675	3	0.06	0.719	125	3	0.05	0.89	129
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
250	01.200.50 - Research/non-class Laboratory	635	910	Laboratory, General	18	3	0.92	1.00	837	3	0.06	0.719	39	3	0.05	0.89	40
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		50,658	72,599						66,791				3,132				3,231
	Office Facilities																
310	01.300.10 - Office	5,797	8,308	Office Building, 2 story	23	3	0.54	1.00	4,486	3	0.06	0.719	358	3	0.05	0.89	370
315	01.300.15 - Office Service	587	841	Office Building, 2 story	23	3	0.54	1.00	454	3	0.06	0.719	36	3	0.05	0.89	37
		6,384	9,149						4,940				395				407
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	152	218	College Lecture Classroom	8	3	0.56	1.00	122	3	0.06	0.719	9	3	0.05	0.89	10
355	01.300.55 - Conference Room Service	206	295	College Lecture Classroom	8	3	0.56	1.00	165	3	0.06	0.719	13	3	0.05	0.89	13
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		358	513						287				22				23
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
540	01.500.40 - Clinic	1,266	1,814	Office Building, 2 story	23	3	0.54	1.00	980	3	0.06	0.719	78	3	0.05	0.89	81
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		1,266	1,814						980				78				81
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	**1**			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
580	01.500.80 - Greenhouse	3,700	5,303	Greenhouse, Research	14	3	0.63	1.00	3,341	3	0.06	0.719	229	3	0.11	0.89	519
585	01.500.85 - Greenhouse Service	1,276	1,829	Greenhouse, Research	14	3	0.63	1.00	1,152	3	0.06	0.719	79	3	0.11	0.89	179
		4,976	7,131						4,493				308				698
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.719	-	3	1.03	0.89	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.719	-	3	1.03	0.89	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
650	01.600.50 - Lounge	272	390	Office Building, 2 story	23	3	0.54	1.00	210	3	0.06	0.719	17	3	0.05	0.89	17
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
		272	390						210				17				17
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
715	01.700.15 - Central Computer or Telecommunicati	200	287	Data Center	11	3	2.29	1.00	656	3	0.06	0.719	12	3	0.05	0.89	13
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.719	-	3	0.01	0.89	-
		200	287						656				12				13
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Chattanooga	1			1.00				0.719				0.89	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.719	-	3	0.07	0.89	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	3	0.05	0.89	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.719	-	0	-	0.89	-
		0	0						-				-				-
	TOTALS	**69,296**	**99,309**						**82,517**				**4,284**				**4,800**
	Cost / SF by Category	**99,309**					**/gsf**		**0.83**		**/gsf**		**0.04**		**/gsf**		**0.05**
		69.78%															
					0												

Summary Data

	TCAT - Chattano	Cost / SF	Service Level
Gross SF	99,309		
Total O&M+Util		**13.84**	
O&M Net of			
Energy	4.11	9.73	
Water & Sewer	0.81	13.03	
Subtotal - Energy/Wtr/Sew.	4.93	8.92	
Net of All Utilities	**0.87**	**8.05**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	**1**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	5,182	7,426	College Lecture Classroom	8	3	0.04	1.00	297	3	0.06	1.00	446	59,185	7.97
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		5,182	7,426						297				446	59,185	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	45,223	64,810	Laboratory, General	18	3	0.04	1.00	2,592	3	0.10	1.00	6,481	1,018,644	15.72
215	01.200.15 - Class Laboratory Service	2,771	3,971	Laboratory, General	18	3	0.04	1.00	159	3	0.10	1.00	397	62,417	15.72
220	01.200.20 - Open Laboratory	2,029	2,908	Laboratory, General	18	3	0.04	1.00	116	3	0.10	1.00	291	45,703	15.72
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	635	910	Laboratory, General	18	3	0.04	1.00	36	3	0.10	1.00	91	14,303	15.72
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		50,658	72,599						2,904				7,260	1,141,067	
	Office Facilities														
310	01.300.10 - Office	5,797	8,308	Office Building, 2 story	23	3	0.04	1.00	332	3	0.07	1.00	582	64,115	7.72
315	01.300.15 - Office Service	587	841	Office Building, 2 story	23	3	0.04	1.00	34	3	0.07	1.00	59	6,492	7.72
		6,384	9,149						366				640	70,607	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	152	218	College Lecture Classroom	8	3	0.04	1.00	9	3	0.06	1.00	13	1,736	7.97
355	01.300.55 - Conference Room Service	206	295	College Lecture Classroom	8	3	0.04	1.00	12	3	0.06	1.00	18	2,353	7.97
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		358	513						21				31	4,089	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	1,266	1,814	Office Building, 2 story	23	3	0.04	1.00	73	3	0.07	1.00	127	14,002	7.72
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		1,266	1,814						73				127	14,002	7.72
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	**1**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	3,700	5,303	Greenhouse, Research	14	3	0.04	1.00	212	3	1.37	1.00	7,264	48,455	9.14
585	01.500.85 - Greenhouse Service	1,276	1,829	Greenhouse, Research	14	3	0.04	1.00	73	3	1.37	1.00	2,505	16,710	9.14
		4,976	7,131						285				9,770	65,165	9.14
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	272	390	Office Building, 2 story	23	3	0.04	1.00	16	3	0.07	1.00	27	3,008	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		272	390						16				27	3,008	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	200	287	Data Center	11	3	0.04	1.00	11	3	0.11	1.00	32	17,779	62.03
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		200	287						11				32	17,779	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Chattanooga**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Chattanooga	**1**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**69,296**	**99,309**						**3,972**				**18,332**	**1,374,901**	
	Cost / SF by Category	**99,309**					**/gsf**		**0.04**		**/gsf**		**0.18**	**13.84**	**/ GSF**
		69.78%											**Adjustments:**		
					0										

Summary Data

	TCAT - Chattano	Cost / SF	Service Level
Gross SF	**99,309**		
Total O&M+Util		**13.84**	
O&M Net of			
Energy	4.11	9.73	
Water & Sewer	0.81	13.03	
Subtotal - Energy/Wtr/Sew.	4.93	8.92	
Net of All Utilities	**0.87**	**8.05**	

Energy:	**(408,289)**	
Water/Sewer:	**(80,934)**	
Telecom:	**(86,360)**	
	799,318	
	8.05	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Covington**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	2,376	3,737	College Lecture Classroom	8	2	1.91	0.743	5,303	2	0.26	0.924	898	3	2.37	0.858	7,599
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		2,376	3,737						5,303				898				7,599
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	19,076	30,002	Laboratory, General	18	2	2.58	0.743	57,512	2	0.26	0.924	7,208	3	6.85	0.858	176,331
215	01.200.15 - Class Laboratory Service	1,851	2,911	Laboratory, General	18	2	2.58	0.743	5,581	2	0.26	0.924	699	3	6.85	0.858	17,110
220	01.200.20 - Open Laboratory	1,389	2,185	Laboratory, General	18	2	2.58	0.743	4,188	2	0.26	0.924	525	3	6.85	0.858	12,839
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		22,316	35,098						67,280				8,432				206,280
	Office Facilities																
310	01.300.10 - Office	2,694	4,237	Office Building, 2 story	23	2	2.53	0.743	7,965	2	0.26	0.924	1,018	3	2.54	0.858	9,234
315	01.300.15 - Office Service	781	1,228	Office Building, 2 story	23	2	2.53	0.743	2,309	2	0.26	0.924	295	3	2.54	0.858	2,677
		3,475	5,465						10,274				1,313				11,911
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	1,976	3,108	College Lecture Classroom	8	2	1.91	0.743	4,410	2	0.26	0.924	747	3	2.37	0.858	6,320
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		1,976	3,108						4,410				747				6,320
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Covington					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	733	1,153	Office Building, 2 story	23	2	2.53	0.743	2,167	2	0.26	0.924	277	3	2.54	0.858	2,512
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	171	269	Store, Retail	27	2	2.33	0.743	466	2	0.26	0.924	65	3	3.74	0.858	863
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		904	1,422						2,633				342				3,375
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	121	190	Data Center	11	2	1.21	0.743	171	2	0.26	0.924	46	3	17.27	0.858	2,820
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	1,130	1,777	Warehouse, Dry	29	2	0.14	0.743	185	2	0.26	0.924	427	3	2.40	0.858	3,660
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		1,251	1,968						356				473				6,480
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Covington**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**32,298**	**50,797**						**90,256**				**12,203**				**241,964**
	Cost / SF by Category	**50,797**							**1.78**		**/gsf**		**0.24**		**/gsf**		**4.76**
		63.58%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Covingt	Cost / SF	Service Level
Gross SF	**50,797**		
Total O&M+Util		**13.22**	
O&M Net of			
Energy	4.14	9.08	
Water & Sewer	0.51	12.70	
Subtotal - Energy/Wtr/Sew.	4.66	8.56	
Net of All Utilities	**0.86**	**7.70**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Covington**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	2,376	3,737	College Lecture Classroom	8	3	0.56	0.91	1,902	3	0.06	0.857	192	3	0.05	0.944	176
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		2,376	3,737						1,902				192				176
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	19,076	30,002	Laboratory, General	18	3	0.92	0.91	25,090	3	0.06	0.857	1,543	3	0.05	0.944	1,416
215	01.200.15 - Class Laboratory Service	1,851	2,911	Laboratory, General	18	3	0.92	0.91	2,435	3	0.06	0.857	150	3	0.05	0.944	137
220	01.200.20 - Open Laboratory	1,389	2,185	Laboratory, General	18	3	0.92	0.91	1,827	3	0.06	0.857	112	3	0.05	0.944	103
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		22,316	35,098						29,352				1,805				1,657
	Office Facilities																
310	01.300.10 - Office	2,694	4,237	Office Building, 2 story	23	3	0.54	0.91	2,080	3	0.06	0.857	218	3	0.05	0.944	200
315	01.300.15 - Office Service	781	1,228	Office Building, 2 story	23	3	0.54	0.91	603	3	0.06	0.857	63	3	0.05	0.944	58
		3,475	5,465						2,683				281				258
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	1,976	3,108	College Lecture Classroom	8	3	0.56	0.91	1,582	3	0.06	0.857	160	3	0.05	0.944	147
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		1,976	3,108						1,582				160				147
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Covington**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	733	1,153	Office Building, 2 story	23	3	0.54	0.91	566	3	0.06	0.857	59	3	0.05	0.944	54
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	171	269	Store, Retail	27	3	0.56	0.91	137	3	0.06	0.857	14	3	0.05	0.944	13
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		904	1,422						703				73				67
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	121	190	Data Center	11	3	2.29	0.91	396	3	0.06	0.857	10	3	0.05	0.944	9
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	1,130	1,777	Warehouse, Dry	29	3	0.32	0.91	517	3	0.06	0.857	91	3	0.01	0.944	17
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		1,251	1,968						913				101				26
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Covington**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**32,298**	**50,797**						**37,134**				**2,612**				**2,331**
	Cost / SF by Category	**50,797**					**/gsf**		**0.73**		**/gsf**		**0.05**		**/gsf**		**0.05**
		63.58%															
					0												

Summary Data

	TCAT - Covingt	Cost / SF	Service Level
Gross SF	50,797		
Total O&M+Util		**13.22**	
O&M Net of			
Energy	4.14	9.08	
Water & Sewer	0.51	12.70	
Subtotal - Energy/Wtr/Sew.	4.66	8.56	
Net of All Utilities	**0.86**	**7.70**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Covington**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	2,376	3,737	College Lecture Classroom	8	3	0.04	0.57	85	3	0.06	0.77	173	27,373	7.32
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		2,376	3,737						85				173	27,373	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	19,076	30,002	Laboratory, General	18	3	0.04	0.57	685	3	0.10	0.77	2,319	469,742	15.66
215	01.200.15 - Class Laboratory Service	1,851	2,911	Laboratory, General	18	3	0.04	0.57	66	3	0.10	0.77	225	45,580	15.66
220	01.200.20 - Open Laboratory	1,389	2,185	Laboratory, General	18	3	0.04	0.57	50	3	0.10	0.77	169	34,204	15.66
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		22,316	35,098						802				2,713	549,526	
	Office Facilities														
310	01.300.10 - Office	2,694	4,237	Office Building, 2 story	23	3	0.04	0.57	97	3	0.07	0.77	229	32,555	7.68
315	01.300.15 - Office Service	781	1,228	Office Building, 2 story	23	3	0.04	0.57	28	3	0.07	0.77	66	9,438	7.68
		3,475	5,465						125				296	41,993	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	1,976	3,108	College Lecture Classroom	8	3	0.04	0.57	71	3	0.06	0.77	144	22,764	7.32
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		1,976	3,108						71				144	22,764	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Covington					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	733	1,153	Office Building, 2 story	23	3	0.04	0.57	26	3	0.07	0.77	62	8,858	7.68
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	171	269	Store, Retail	27	3	0.04	0.57	6	3	0.34	0.77	71	2,413	8.97
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		904	1,422						32				133	11,271	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	121	190	Data Center	11	3	0.04	0.57	4	3	0.11	0.77	16	11,914	62.61
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	1,130	1,777	Warehouse, Dry	29	3	0.04	0.57	41	3	0.11	0.77	151	6,595	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		1,251	1,968						45				167	18,510	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Covington**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**32,298**	**50,797**						**1,160**				**3,627**	**671,436**	
	Cost / SF by Category	**50,797**					**/gsf**		**0.02**		**/gsf**		**0.07**	**13.22**	**/ GSF**
		63.58%											**Adjustments:**		
					0										

Summary Data

	TCAT - Covingt	Cost / SF	Service Level
Gross SF	**50,797**		
Total O&M+Util		**13.22**	
O&M Net of			
Energy	4.14	9.08	
Water & Sewer	0.51	12.70	
Subtotal - Energy/Wtr/Sew.	4.66	8.56	
Net of All Utilities	**0.86**	**7.70**	

Energy:	**(210,383)**	
Water/Sewer:	**(26,098)**	
Telecom:	**(43,668)**	
	391,287	
	7.70	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Crossville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	8,135	9,993	College Lecture Classroom	8	2	1.91	0.676	12,902	2	0.26	0.885	2,299	3	2.37	0.807	19,112
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		8,135	9,993						12,902				2,299				19,112
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	41,436	50,899	Laboratory, General	18	2	2.58	0.676	88,772	2	0.26	0.885	11,712	3	6.85	0.807	281,369
215	01.200.15 - Class Laboratory Service	1,694	2,081	Laboratory, General	18	2	2.58	0.676	3,629	2	0.26	0.885	479	3	6.85	0.807	11,503
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
225	01.200.25 - Open Laboratory Service	408	501	Laboratory, General	18	2	2.58	0.676	874	2	0.26	0.885	115	3	6.85	0.807	2,770
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		43,538	53,481						93,276				12,306				295,642
	Office Facilities																
310	01.300.10 - Office	4,560	5,601	Office Building, 2 story	23	2	2.53	0.676	9,580	2	0.26	0.885	1,289	3	2.54	0.807	11,482
315	01.300.15 - Office Service	619	760	Office Building, 2 story	23	2	2.53	0.676	1,300	2	0.26	0.885	175	3	2.54	0.807	1,559
		5,179	6,362						10,880				1,464				13,040
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	726	892	College Lecture Classroom	8	2	1.91	0.676	1,151	2	0.26	0.885	205	3	2.37	0.807	1,706
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		726	892						1,151				205				1,706
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Crossville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	1,553	1,908	Cafeteria	4	2	5.59	0.676	7,209	2	0.26	0.885	439	3	4.53	0.807	6,974
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.676	-	2	0.26	0.885	-	3	4.53	0.807	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		1,553	1,908						7,209				439				6,974
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	100	123	Data Center	11	2	1.21	0.676	100	2	0.26	0.885	28	3	17.27	0.807	1,712
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
730	01.700.30 - Central Storage	7,035	8,642	Warehouse, Dry	29	2	0.14	0.676	818	2	0.26	0.885	1,988	3	2.40	0.807	16,737
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		7,135	8,765						918				2,017				18,449
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Crossville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**66,266**	**81,400**						**126,337**				**18,730**				**354,923**
	Cost / SF by Category	**81,400**							**1.55**		**/gsf**		**0.23**		**/gsf**		**4.36**
		81.41%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Crossvil	Cost / SF	Service Level
Gross SF	**81,400**		
Total O&M+Util		**12.45**	
O&M Net of			
Energy	3.81	8.63	
Water & Sewer	0.66	11.79	
Subtotal - Energy/Wtr/Sew.	4.47	7.97	
Net of All Utilities	**0.80**	**7.17**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Crossville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	8,135	9,993	College Lecture Classroom	8	3	0.56	1.00	5,596	3	0.06	0.791	474	3	0.05	0.921	460
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		8,135	9,993						5,596				474				460
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	41,436	50,899	Laboratory, General	18	3	0.92	1.00	46,827	3	0.06	0.791	2,416	3	0.05	0.921	2,344
215	01.200.15 - Class Laboratory Service	1,694	2,081	Laboratory, General	18	3	0.92	1.00	1,914	3	0.06	0.791	99	3	0.05	0.921	96
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
225	01.200.25 - Open Laboratory Service	408	501	Laboratory, General	18	3	0.92	1.00	461	3	0.06	0.791	24	3	0.05	0.921	23
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		43,538	53,481						49,203				2,538				2,463
	Office Facilities																
310	01.300.10 - Office	4,560	5,601	Office Building, 2 story	23	3	0.54	1.00	3,025	3	0.06	0.791	266	3	0.05	0.921	258
315	01.300.15 - Office Service	619	760	Office Building, 2 story	23	3	0.54	1.00	411	3	0.06	0.791	36	3	0.05	0.921	35
		5,179	6,362						3,435				302				293
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	726	892	College Lecture Classroom	8	3	0.56	1.00	499	3	0.06	0.791	42	3	0.05	0.921	41
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		726	892						499				42				41
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Crossville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	1,553	1,908	Cafeteria	4	3	0.90	1.00	1,717	3	0.06	0.791	91	3	1.03	0.921	1,810
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.791	-	3	1.03	0.921	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		1,553	1,908						1,717				91				1,810
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	100	123	Data Center	11	3	2.29	1.00	281	3	0.06	0.791	6	3	0.05	0.921	6
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
730	01.700.30 - Central Storage	7,035	8,642	Warehouse, Dry	29	3	0.32	1.00	2,765	3	0.06	0.791	410	3	0.01	0.921	80
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		7,135	8,765						3,047				416				85
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Crossville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**66,266**	**81,400**						**63,497**				**3,863**				**5,152**
	Cost / SF by Category	**81,400**					**/gsf**		**0.78**		**/gsf**		**0.05**		**/gsf**		**0.06**
		81.41%															
					0												

Summary Data

	TCAT - Crossvil	Cost / SF	Service Level
Gross SF	81,400		
Total O&M+Util		**12.45**	
O&M Net of			
Energy	3.81	8.63	
Water & Sewer	0.66	11.79	
Subtotal - Energy/Wtr/Sew.	4.47	7.97	
Net of All Utilities	**0.80**	**7.17**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Crossville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	8,135	9,993	College Lecture Classroom	8	3	0.04	1.00	400	3	0.06	1.00	600	74,522	7.46
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		8,135	9,993						400				600	74,522	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	41,436	50,899	Laboratory, General	18	3	0.04	1.00	2,036	3	0.10	1.00	5,090	772,715	15.18
215	01.200.15 - Class Laboratory Service	1,694	2,081	Laboratory, General	18	3	0.04	1.00	83	3	0.10	1.00	208	31,590	15.18
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
225	01.200.25 - Open Laboratory Service	408	501	Laboratory, General	18	3	0.04	1.00	20	3	0.10	1.00	50	7,609	15.18
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		43,538	53,481						2,139				5,348	811,914	
	Office Facilities														
310	01.300.10 - Office	4,560	5,601	Office Building, 2 story	23	3	0.04	1.00	224	3	0.07	1.00	392	42,063	7.51
315	01.300.15 - Office Service	619	760	Office Building, 2 story	23	3	0.04	1.00	30	3	0.07	1.00	53	5,710	7.51
		5,179	6,362						254				445	47,773	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	726	892	College Lecture Classroom	8	3	0.04	1.00	36	3	0.06	1.00	54	6,651	7.46
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		726	892						36				54	6,651	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Crossville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	1,553	1,908	Cafeteria	4	3	0.04	1.00	76	3	0.13	1.00	248	33,338	17.48
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		1,553	1,908						76				248	33,338	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	100	123	Data Center	11	3	0.04	1.00	5	3	0.11	1.00	14	7,432	60.50
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	7,035	8,642	Warehouse, Dry	29	3	0.04	1.00	346	3	0.11	1.00	951	31,397	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		7,135	8,765						351				964	38,829	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Crossville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**66,266**	**81,400**						**3,256**				**7,659**	**1,013,027**	
	Cost / SF by Category	**81,400**					**/gsf**		**0.04**		**/gsf**		**0.09**	**12.45**	**/ GSF**
		81.41%											**Adjustments:**		
					0										

Summary Data

	TCAT - Crossvil	Cost / SF	Service Level
Gross SF	**81,400**		
Total O&M+Util		**12.45**	
O&M Net of			
Energy	3.81	8.63	
Water & Sewer	0.66	11.79	
Subtotal - Energy/Wtr/Sew.	4.47	7.97	
Net of All Utilities	**0.80**	**7.17**	

Energy:	**(310,435)**	
Water/Sewer:	**(53,727)**	
Telecom:	**(65,447)**	
	583,418	
	7.17	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Crump**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	5,294	7,032	College Lecture Classroom	8	2	1.91	0.743	9,979	2	0.26	0.924	1,689	3	2.37	0.858	14,299
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		5,294	7,032						9,979				1,689				14,299
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	19,615	26,054	Laboratory, General	18	2	2.58	0.743	49,945	2	0.26	0.924	6,259	3	6.85	0.858	153,130
215	01.200.15 - Class Laboratory Service	1,412	1,876	Laboratory, General	18	2	2.58	0.743	3,595	2	0.26	0.924	451	3	6.85	0.858	11,023
220	01.200.20 - Open Laboratory	760	1,010	Laboratory, General	18	2	2.58	0.743	1,935	2	0.26	0.924	243	3	6.85	0.858	5,933
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		21,787	28,939						55,475				6,952				170,086
	Office Facilities																
310	01.300.10 - Office	3,002	3,988	Office Building, 2 story	23	2	2.53	0.743	7,496	2	0.26	0.924	958	3	2.54	0.858	8,690
315	01.300.15 - Office Service	403	535	Office Building, 2 story	23	2	2.53	0.743	1,006	2	0.26	0.924	129	3	2.54	0.858	1,167
		3,405	4,523						8,502				1,087				9,857
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	581	772	College Lecture Classroom	8	2	1.91	0.743	1,095	2	0.26	0.924	185	3	2.37	0.858	1,569
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	1,547	2,055	College Lecture Classroom	8	2	1.91	0.743	2,916	2	0.26	0.924	494	3	2.37	0.858	4,178
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		2,128	2,827						4,011				679				5,748
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Crump					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	1,112	1,477	Cafeteria	4	2	5.59	0.743	6,135	2	0.26	0.924	355	3	4.53	0.858	5,741
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	200	266	Store, Retail	27	2	2.33	0.743	460	2	0.26	0.924	64	3	3.74	0.858	852
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		1,312	1,743						6,595				419				6,593
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
715	01.700.15 - Central Computer or Telecommunicati	65	86	Data Center	11	2	1.21	0.743	78	2	0.26	0.924	21	3	17.27	0.858	1,279
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	2,230	2,962	Warehouse, Dry	29	2	0.14	0.743	308	2	0.26	0.924	712	3	2.40	0.858	6,100
735	01.700.35 - Central Storage Service	1,395	1,853	Warehouse, Dry	29	2	0.14	0.743	193	2	0.26	0.924	445	3	2.40	0.858	3,816
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		3,690	4,901						578				1,178				11,195
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Crump**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**37,616**	**49,965**						**85,141**				**12,004**				**217,778**
	Cost / SF by Category	**49,965**							**1.70**		**/gsf**		**0.24**		**/gsf**		**4.36**
		75.28%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Crump	Cost / SF	Service Level
Gross SF	**49,965**		
Total O&M+Util		**12.25**	
O&M Net of			
Energy	3.68	8.57	
Water & Sewer	0.57	11.68	
Subtotal - Energy/Wtr/Sew.	4.25	8.00	
Net of All Utilities	**0.79**	**7.21**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Crump**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	5,294	7,032	College Lecture Classroom	8	3	0.56	0.91	3,580	3	0.06	0.857	362	3	0.05	0.944	332
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		5,294	7,032						3,580				362				332
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	19,615	26,054	Laboratory, General	18	3	0.92	0.91	21,789	3	0.06	0.857	1,340	3	0.05	0.944	1,230
215	01.200.15 - Class Laboratory Service	1,412	1,876	Laboratory, General	18	3	0.92	0.91	1,568	3	0.06	0.857	96	3	0.05	0.944	89
220	01.200.20 - Open Laboratory	760	1,010	Laboratory, General	18	3	0.92	0.91	844	3	0.06	0.857	52	3	0.05	0.944	48
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		21,787	28,939						24,202				1,488				1,366
	Office Facilities																
310	01.300.10 - Office	3,002	3,988	Office Building, 2 story	23	3	0.54	0.91	1,957	3	0.06	0.857	205	3	0.05	0.944	188
315	01.300.15 - Office Service	403	535	Office Building, 2 story	23	3	0.54	0.91	263	3	0.06	0.857	28	3	0.05	0.944	25
		3,405	4,523						2,220				233				213
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	581	772	College Lecture Classroom	8	3	0.56	0.91	393	3	0.06	0.857	40	3	0.05	0.944	36
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	1,547	2,055	College Lecture Classroom	8	3	0.56	0.91	1,046	3	0.06	0.857	106	3	0.05	0.944	97
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		2,128	2,827						1,439				145				133
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Crump					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	1,112	1,477	Cafeteria	4	3	0.90	0.91	1,208	3	0.06	0.857	76	3	1.03	0.944	1,436
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	200	266	Store, Retail	27	3	0.56	0.91	135	3	0.06	0.857	14	3	0.05	0.944	13
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		1,312	1,743						1,344				90				1,449
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
715	01.700.15 - Central Computer or Telecommunicati	65	86	Data Center	11	3	2.29	0.91	180	3	0.06	0.857	4	3	0.05	0.944	4
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	2,230	2,962	Warehouse, Dry	29	3	0.32	0.91	862	3	0.06	0.857	152	3	0.01	0.944	28
735	01.700.35 - Central Storage Service	1,395	1,853	Warehouse, Dry	29	3	0.32	0.91	539	3	0.06	0.857	95	3	0.01	0.944	17
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		3,690	4,901						1,580				252				50
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Crump**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**37,616**	**49,965**						**34,364**				**2,569**				**3,543**
	Cost / SF by Category	**49,965**					**/gsf**		**0.69**		**/gsf**		**0.05**		**/gsf**		**0.07**
		75.28%															
					0												

Summary Data

	TCAT - Crump	Cost / SF	Service Level
Gross SF	**49,965**		
Total O&M+Util		**12.25**	
O&M Net of			
Energy	3.68	8.57	
Water & Sewer	0.57	11.68	
Subtotal - Energy/Wtr/Sew.	4.25	8.00	
Net of All Utilities	**0.79**	**7.21**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Crump**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	5,294	7,032	College Lecture Classroom	8	3	0.04	0.57	161	3	0.06	0.77	326	51,509	7.32
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		5,294	7,032						161				326	51,509	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	19,615	26,054	Laboratory, General	18	3	0.04	0.57	595	3	0.10	0.77	2,014	407,935	15.66
215	01.200.15 - Class Laboratory Service	1,412	1,876	Laboratory, General	18	3	0.04	0.57	43	3	0.10	0.77	145	29,365	15.66
220	01.200.20 - Open Laboratory	760	1,010	Laboratory, General	18	3	0.04	0.57	23	3	0.10	0.77	78	15,806	15.66
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		21,787	28,939						661				2,237	453,106	
	Office Facilities														
310	01.300.10 - Office	3,002	3,988	Office Building, 2 story	23	3	0.04	0.57	91	3	0.07	0.77	216	30,638	7.68
315	01.300.15 - Office Service	403	535	Office Building, 2 story	23	3	0.04	0.57	12	3	0.07	0.77	29	4,113	7.68
		3,405	4,523						103				245	34,751	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	581	772	College Lecture Classroom	8	3	0.04	0.57	18	3	0.06	0.77	36	5,653	7.32
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	1,547	2,055	College Lecture Classroom	8	3	0.04	0.57	47	3	0.06	0.77	95	15,052	7.32
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		2,128	2,827						65				131	20,705	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Crump					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	1,112	1,477	Cafeteria	4	3	0.04	0.57	34	3	0.13	0.77	148	26,303	17.81
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	200	266	Store, Retail	27	3	0.04	0.57	6	3	0.34	0.77	70	2,384	8.97
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		1,312	1,743						40				218	28,686	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	65	86	Data Center	11	3	0.04	0.57	2	3	0.11	0.77	7	5,405	62.61
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	2,230	2,962	Warehouse, Dry	29	3	0.04	0.57	68	3	0.11	0.77	252	10,992	3.71
735	01.700.35 - Central Storage Service	1,395	1,853	Warehouse, Dry	29	3	0.04	0.57	42	3	0.11	0.77	158	6,876	3.71
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		3,690	4,901						112				417	23,274	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Crump**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**37,616**	**49,965**						**1,141**				**3,574**	**612,032**	
	Cost / SF by Category	**49,965**					**/gsf**		**0.02**		**/gsf**		**0.07**	**12.25**	**/ GSF**
		75.28%											**Adjustments:**		
					0										

Summary Data

	TCAT - Crump	Cost / SF	Service Level
Gross SF	**49,965**		
Total O&M+Util		**12.25**	
O&M Net of			
Energy	3.68	8.57	
Water & Sewer	0.57	11.68	
Subtotal - Energy/Wtr/Sew.	4.25	8.00	
Net of All Utilities	**0.79**	**7.21**	

Energy:	**(184,080)**	
Water/Sewer:	**(28,389)**	
Telecom:	**(39,449)**	
	360,114	
	7.21	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Dickson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	27,697	35,269	College Lecture Classroom	8	2	1.91	0.724	48,771	2	0.26	0.893	8,189	3	2.37	0.847	70,799
115	01.100.15 - Classroom Service	348	443	College Lecture Classroom	8	2	1.91	0.724	613	2	0.26	0.893	103	3	2.37	0.847	890
		28,045	35,712						49,384				8,292				71,688
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	66,285	84,407	Laboratory, General	18	2	2.58	0.724	157,665	2	0.26	0.893	19,598	3	6.85	0.847	489,723
215	01.200.15 - Class Laboratory Service	8,298	10,567	Laboratory, General	18	2	2.58	0.724	19,738	2	0.26	0.893	2,453	3	6.85	0.847	61,307
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		74,583	94,973						177,402				22,051				551,030
	Office Facilities																
310	01.300.10 - Office	7,711	9,819	Office Building, 2 story	23	2	2.53	0.724	17,986	2	0.26	0.893	2,280	3	2.54	0.847	21,125
315	01.300.15 - Office Service	1,101	1,402	Office Building, 2 story	23	2	2.53	0.724	2,568	2	0.26	0.893	326	3	2.54	0.847	3,016
		8,812	11,221						20,554				2,605				24,141
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	743	946	College Lecture Classroom	8	2	1.91	0.724	1,308	2	0.26	0.893	220	3	2.37	0.847	1,899
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		743	946						1,308				220				1,899
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Dickson					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	3,438	4,378	College Auditorium	6	2	4.49	0.724	14,232	2	0.26	0.893	1,016	3	3.49	0.847	12,941
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	1,489	1,896	Cafeteria	4	2	5.59	0.724	7,674	2	0.26	0.893	440	3	4.53	0.847	7,275
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	1,114	1,419	Office Building, 2 story	23	2	2.53	0.724	2,598	2	0.26	0.893	329	3	2.54	0.847	3,052
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		6,041	7,693						24,504				1,786				23,268
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	210	267	Data Center	11	2	1.21	0.724	234	2	0.26	0.893	62	3	17.27	0.847	3,912
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	1,620	2,063	Maintenance Shop	20	2	1.51	0.724	2,255	2	0.26	0.893	479	3	3.25	0.847	5,679
730	01.700.30 - Central Storage	302	385	Warehouse, Dry	29	2	0.14	0.724	39	2	0.26	0.893	89	3	2.40	0.847	782
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		2,132	2,715						2,528				630				10,372
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Dickson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**120,356**	**153,260**						**275,681**				**35,584**				**682,398**
	Cost / SF by Category	**153,260**							**1.80**		**/gsf**		**0.23**		**/gsf**		**4.45**
		78.53%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Dickso	Cost / SF	Service Level
Gross SF	**153,260**		
Total O&M+Util		**12.89**	
O&M Net of			
Energy	3.78	9.12	
Water & Sewer	0.87	12.02	
Subtotal - Energy/Wtr/Sew.	4.65	8.24	
Net of All Utilities	**0.82**	**7.42**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Dickson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	27,697	35,269	College Lecture Classroom	8	3	0.56	0.92	18,151	3	0.06	0.939	1,987	3	0.05	0.933	1,645
115	01.100.15 - Classroom Service	348	443	College Lecture Classroom	8	3	0.56	0.92	228	3	0.06	0.939	25	3	0.05	0.933	21
		28,045	35,712						18,379				2,012				1,666
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	66,285	84,407	Laboratory, General	18	3	0.92	0.92	71,364	3	0.06	0.939	4,755	3	0.05	0.933	3,938
215	01.200.15 - Class Laboratory Service	8,298	10,567	Laboratory, General	18	3	0.92	0.92	8,934	3	0.06	0.939	595	3	0.05	0.933	493
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		74,583	94,973						80,298				5,351				4,430
	Office Facilities																
310	01.300.10 - Office	7,711	9,819	Office Building, 2 story	23	3	0.54	0.92	4,873	3	0.06	0.939	553	3	0.05	0.933	458
315	01.300.15 - Office Service	1,101	1,402	Office Building, 2 story	23	3	0.54	0.92	696	3	0.06	0.939	79	3	0.05	0.933	65
		8,812	11,221						5,569				632				523
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	743	946	College Lecture Classroom	8	3	0.56	0.92	487	3	0.06	0.939	53	3	0.05	0.933	44
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		743	946						487				53				44
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Dickson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	3,438	4,378	College Auditorium	6	3	0.48	0.92	1,931	3	0.06	0.939	247	3	0.05	0.933	204
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	1,489	1,896	Cafeteria	4	3	0.90	0.92	1,568	3	0.06	0.939	107	3	1.03	0.933	1,822
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	1,114	1,419	Office Building, 2 story	23	3	0.54	0.92	704	3	0.06	0.939	80	3	0.05	0.933	66
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		6,041	7,693						4,203				433				2,093
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	210	267	Data Center	11	3	2.29	0.92	563	3	0.06	0.939	15	3	0.05	0.933	12
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	1,620	2,063	Maintenance Shop	20	3	0.58	0.92	1,100	3	0.06	0.939	116	3	0.05	0.933	96
730	01.700.30 - Central Storage	302	385	Warehouse, Dry	29	3	0.32	0.92	113	3	0.06	0.939	22	3	0.01	0.933	4
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		2,132	2,715						1,775				153				112
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Dickson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**120,356**	**153,260**						**110,711**				**8,635**				**8,869**
	Cost / SF by Category	**153,260**					**/gsf**		**0.72**		**/gsf**		**0.06**		**/gsf**		**0.06**
		78.53%															
					0												

Summary Data

	TCAT - Dickso	Cost / SF	Service Level
Gross SF	153,260		
Total O&M+Util		**12.89**	
O&M Net of			
Energy	3.78	9.12	
Water & Sewer	0.87	12.02	
Subtotal - Energy/Wtr/Sew.	4.65	8.24	
Net of All Utilities	**0.82**	**7.42**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Dickson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	27,697	35,269	College Lecture Classroom	8	3	0.04	0.73	1,026	3	0.06	0.81	1,712	271,773	7.71
115	01.100.15 - Classroom Service	348	443	College Lecture Classroom	8	3	0.04	0.73	13	3	0.06	0.81	22	3,415	7.71
		28,045	35,712						1,039				1,733	275,188	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	66,285	84,407	Laboratory, General	18	3	0.04	0.73	2,455	3	0.10	0.81	6,828	1,315,879	15.59
215	01.200.15 - Class Laboratory Service	8,298	10,567	Laboratory, General	18	3	0.04	0.73	307	3	0.10	0.81	855	164,731	15.59
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		74,583	94,973						2,762				7,683	1,480,610	
	Office Facilities														
310	01.300.10 - Office	7,711	9,819	Office Building, 2 story	23	3	0.04	0.73	286	3	0.07	0.81	556	75,828	7.72
315	01.300.15 - Office Service	1,101	1,402	Office Building, 2 story	23	3	0.04	0.73	41	3	0.07	0.81	79	10,827	7.72
		8,812	11,221						326				635	86,655	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	743	946	College Lecture Classroom	8	3	0.04	0.73	28	3	0.06	0.81	46	7,291	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		743	946						28				46	7,291	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Dickson					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	3,438	4,378	College Auditorium	6	3	0.04	0.73	127	3	0.11	0.81	390	46,937	10.72
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	1,489	1,896	Cafeteria	4	3	0.04	0.73	55	3	0.13	0.81	199	34,163	18.02
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	1,114	1,419	Office Building, 2 story	23	3	0.04	0.73	41	3	0.07	0.81	80	10,955	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		6,041	7,693						224				669	92,055	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	210	267	Data Center	11	3	0.04	0.73	8	3	0.11	0.81	24	16,485	61.65
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	1,620	2,063	Maintenance Shop	20	3	0.04	0.73	60	3	0.23	0.81	384	16,426	7.96
730	01.700.30 - Central Storage	302	385	Warehouse, Dry	29	3	0.04	0.73	11	3	0.11	0.81	34	1,424	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		2,132	2,715						79				442	34,335	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Dickson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**120,356**	**153,260**						**4,457**				**11,209**	**1,976,134**	
	Cost / SF by Category	**153,260**					**/gsf**		**0.03**		**/gsf**		**0.07**	**12.89**	**/ GSF**
		78.53%											**Adjustments:**		
					0										

Summary Data

	TCAT - Dickson	Cost / SF	Service Level
Gross SF	**153,260**		
Total O&M+Util		**12.89**	
O&M Net of			
Energy	3.78	9.12	
Water & Sewer	0.87	12.02	
Subtotal - Energy/Wtr/Sew.	4.65	8.24	
Net of All Utilities	**0.82**	**7.42**	

Energy:	**(579,021)**	
Water/Sewer:	**(133,894)**	
Telecom:	**(125,674)**	
	1,137,544	
	7.42	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	12,053	15,971	College Lecture Classroom	8	2	1.91	0.676	20,621	2	0.26	0.885	3,675	3	2.37	0.807	30,545
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		12,053	15,971						20,621				3,675				30,545
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	62,116	82,306	Laboratory, General	18	2	2.58	0.676	143,548	2	0.26	0.885	18,939	3	6.85	0.807	454,981
215	01.200.15 - Class Laboratory Service	5,264	6,975	Laboratory, General	18	2	2.58	0.676	12,165	2	0.26	0.885	1,605	3	6.85	0.807	38,557
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		67,380	89,281						155,712				20,543				493,539
	Office Facilities																
310	01.300.10 - Office	7,248	9,604	Office Building, 2 story	23	2	2.53	0.676	16,425	2	0.26	0.885	2,210	3	2.54	0.807	19,686
315	01.300.15 - Office Service	778	1,031	Office Building, 2 story	23	2	2.53	0.676	1,763	2	0.26	0.885	237	3	2.54	0.807	2,113
		8,026	10,635						18,188				2,447				21,799
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
680	01.600.80 - Meeting Room	870	1,153	College Lecture Classroom	8	2	1.91	0.676	1,488	2	0.26	0.885	265	3	2.37	0.807	2,205
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		870	1,153						1,488				265				2,205
	Study Facilities																
410	01.400.10 - Study Room	417	553	Public Library, 3 story (24/7)	25	2	2.34	0.676	874	2	0.26	0.885	127	3	2.96	0.807	1,320
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
		417	553						874				127				1,320
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	4,379	5,802	College Auditorium	6	2	4.49	0.676	17,611	2	0.26	0.885	1,335	3	3.49	0.807	16,342
615	01.600.15 - Assembly Service	307	407	College Auditorium	6	2	4.49	0.676	1,235	2	0.26	0.885	94	3	3.49	0.807	1,146
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.676	-	2	0.26	0.885	-	3	4.53	0.807	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.676	-	2	0.26	0.885	-	3	4.53	0.807	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	787	1,043	Office Building, 2 story	23	2	2.53	0.676	1,783	2	0.26	0.885	240	3	2.54	0.807	2,138
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		5,473	7,252						20,630				1,669				19,625
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	495	656	Data Center	11	2	1.21	0.676	536	2	0.26	0.885	151	3	17.27	0.807	9,141
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
730	01.700.30 - Central Storage	266	352	Warehouse, Dry	29	2	0.14	0.676	33	2	0.26	0.885	81	3	2.40	0.807	683
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	291	386	Warehouse, HAZMAT	28	2	0.21	0.676	55	2	0.26	0.885	89	3	10.18	0.807	3,168
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		1,052	1,394						625				321				12,991
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**95,271**	**126,237**						**218,138**				**29,047**				**582,024**
	Cost / SF by Category	**126,237**							**1.73**		**/gsf**		**0.23**		**/gsf**		**4.61**
		75.47%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Elizabeth	Cost / SF	Service Level
Gross SF	**126,237**		
Total O&M+Util		**13.35**	
O&M Net of			
Energy	4.18	9.17	
Water & Sewer	0.71	12.63	
Subtotal - Energy/Wtr/Sew.	4.89	8.46	
Net of All Utilities	**0.84**	**7.61**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**				**3**			
	Classroom Facilities																
110	01.100.10 - Classroom	12,053	15,971	College Lecture Classroom	8	3	0.56	1.00	8,944	3	0.06	0.791	758	3	0.05	0.921	735
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		12,053	15,971						8,944				758				735
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	62,116	82,306	Laboratory, General	18	3	0.92	1.00	75,721	3	0.06	0.791	3,906	3	0.05	0.921	3,790
215	01.200.15 - Class Laboratory Service	5,264	6,975	Laboratory, General	18	3	0.92	1.00	6,417	3	0.06	0.791	331	3	0.05	0.921	321
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		67,380	89,281						82,138				4,237				4,111
	Office Facilities																
310	01.300.10 - Office	7,248	9,604	Office Building, 2 story	23	3	0.54	1.00	5,186	3	0.06	0.791	456	3	0.05	0.921	442
315	01.300.15 - Office Service	778	1,031	Office Building, 2 story	23	3	0.54	1.00	557	3	0.06	0.791	49	3	0.05	0.921	47
		8,026	10,635						5,743				505				490
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
680	01.600.80 - Meeting Room	870	1,153	College Lecture Classroom	8	3	0.56	1.00	646	3	0.06	0.791	55	3	0.05	0.921	53
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		870	1,153						646				55				53
	Study Facilities																
410	01.400.10 - Study Room	417	553	Public Library, 3 story (24/7)	25	3	0.63	1.00	348	3	0.06	0.791	26	3	0.05	0.921	25
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		417	553						348				26				25
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	4,379	5,802	College Auditorium	6	3	0.48	1.00	2,785	3	0.06	0.791	275	3	0.05	0.921	267
615	01.600.15 - Assembly Service	307	407	College Auditorium	6	3	0.48	1.00	195	3	0.06	0.791	19	3	0.05	0.921	19
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.791	-	3	1.03	0.921	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.791	-	3	1.03	0.921	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	787	1,043	Office Building, 2 story	23	3	0.54	1.00	563	3	0.06	0.791	49	3	0.05	0.921	48
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		5,473	7,252						3,543				344				334
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	495	656	Data Center	11	3	2.29	1.00	1,502	3	0.06	0.791	31	3	0.05	0.921	30
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
730	01.700.30 - Central Storage	266	352	Warehouse, Dry	29	3	0.32	1.00	113	3	0.06	0.791	17	3	0.01	0.921	3
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	291	386	Warehouse, HAZMAT	28	3	0.74	1.00	285	3	0.06	0.791	18	3	0.01	0.921	4
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		1,052	1,394						1,900				66				37
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**95,271**	**126,237**						**103,262**				**5,991**				**5,786**
	Cost / SF by Category	**126,237**					**/gsf**		**0.82**		**/gsf**		**0.05**		**/gsf**		**0.05**
		75.47%															
					0												

Summary Data

	TCAT - Elizabeth	Cost / SF	Service Level
Gross SF	126,237		
Total O&M+Util		**13.35**	
O&M Net of			
Energy	4.18	9.17	
Water & Sewer	0.71	12.63	
Subtotal - Energy/Wtr/Sew.	4.89	8.46	
Net of All Utilities	**0.84**	**7.61**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	12,053	15,971	College Lecture Classroom	8	3	0.04	1.00	639	3	0.06	1.00	958	119,100	7.46
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		12,053	15,971						639				958	119,100	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	62,116	82,306	Laboratory, General	18	3	0.04	1.00	3,292	3	0.10	1.00	8,231	1,249,504	15.18
215	01.200.15 - Class Laboratory Service	5,264	6,975	Laboratory, General	18	3	0.04	1.00	279	3	0.10	1.00	697	105,889	15.18
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		67,380	89,281						3,571				8,928	1,355,392	
	Office Facilities														
310	01.300.10 - Office	7,248	9,604	Office Building, 2 story	23	3	0.04	1.00	384	3	0.07	1.00	672	72,119	7.51
315	01.300.15 - Office Service	778	1,031	Office Building, 2 story	23	3	0.04	1.00	41	3	0.07	1.00	72	7,741	7.51
		8,026	10,635						425				744	79,860	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	870	1,153	College Lecture Classroom	8	3	0.04	1.00	46	3	0.06	1.00	69	8,597	7.46
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		870	1,153						46				69	8,597	
	Study Facilities														
410	01.400.10 - Study Room	417	553	Public Library, 3 story (24/7)	25	3	0.04	1.00	22	3	0.09	1.00	50	4,521	8.18
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		417	553						22				50	4,521	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	4,379	5,802	College Auditorium	6	3	0.04	1.00	232	3	0.11	1.00	638	59,897	10.32
615	01.600.15 - Assembly Service	307	407	College Auditorium	6	3	0.04	1.00	16	3	0.11	1.00	45	4,199	10.32
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	787	1,043	Office Building, 2 story	23	3	0.04	1.00	42	3	0.07	1.00	73	7,831	7.51
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		5,473	7,252						290				756	71,927	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	495	656	Data Center	11	3	0.04	1.00	26	3	0.11	1.00	72	39,682	60.50
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	266	352	Warehouse, Dry	29	3	0.04	1.00	14	3	0.11	1.00	39	1,281	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	291	386	Warehouse, HAZMAT	28	3	0.04	1.00	15	3	0.75	1.00	289	4,400	11.41
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		1,052	1,394						56				400	45,363	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Elizabethton**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**95,271**	**126,237**						**5,049**				**11,906**	**1,684,760**	
	Cost / SF by Category	**126,237**					**/gsf**		**0.04**		**/gsf**		**0.09**	**13.35**	**/ GSF**
		75.47%											**Adjustments:**		
					0										

Summary Data

	TCAT - Elizabeth	Cost / SF	Service Level
Gross SF	**126,237**		
Total O&M+Util		**13.35**	
O&M Net of			
Energy	4.18	9.17	
Water & Sewer	0.71	12.63	
Subtotal - Energy/Wtr/Sew.	4.89	8.46	
Net of All Utilities	**0.84**	**7.61**	

Energy:	**(527,157)**	
Water/Sewer:	**(89,997)**	
Telecom:	**(106,403)**	
	961,203	
	7.61	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Harriman**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	4,396	5,959	College Lecture Classroom	8	2	1.91	0.676	7,694	2	0.26	0.885	1,371	3	2.37	0.807	11,397
115	01.100.15 - Classroom Service	351	476	College Lecture Classroom	8	2	1.91	0.676	614	2	0.26	0.885	109	3	2.37	0.807	910
		4,747	6,435						8,308				1,481				12,307
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	33,389	45,260	Laboratory, General	18	2	2.58	0.676	78,937	2	0.26	0.885	10,414	3	6.85	0.807	250,195
215	01.200.15 - Class Laboratory Service	3,027	4,103	Laboratory, General	18	2	2.58	0.676	7,156	2	0.26	0.885	944	3	6.85	0.807	22,682
220	01.200.20 - Open Laboratory	525	712	Laboratory, General	18	2	2.58	0.676	1,241	2	0.26	0.885	164	3	6.85	0.807	3,934
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		36,941	50,075						87,334				11,522				276,811
	Office Facilities																
310	01.300.10 - Office	3,758	5,094	Office Building, 2 story	23	2	2.53	0.676	8,712	2	0.26	0.885	1,172	3	2.54	0.807	10,442
315	01.300.15 - Office Service	239	324	Office Building, 2 story	23	2	2.53	0.676	554	2	0.26	0.885	75	3	2.54	0.807	664
		3,997	5,418						9,266				1,247				11,106
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	314	426	College Lecture Classroom	8	2	1.91	0.676	550	2	0.26	0.885	98	3	2.37	0.807	814
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		314	426						550				98				814
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Harriman					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	1,266	1,716	Cafeteria	4	2	5.59	0.676	6,485	2	0.26	0.885	395	3	4.53	0.807	6,274
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.676	-	2	0.26	0.885	-	3	4.53	0.807	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	170	230	Store, Retail	27	2	2.33	0.676	363	2	0.26	0.885	53	3	3.74	0.807	696
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		1,436	1,947						6,848				448				6,969
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	69	94	Data Center	11	2	1.21	0.676	77	2	0.26	0.885	22	3	17.27	0.807	1,304
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
730	01.700.30 - Central Storage	1,487	2,016	Warehouse, Dry	29	2	0.14	0.676	191	2	0.26	0.885	464	3	2.40	0.807	3,904
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		1,556	2,109						267				485				5,208
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Harriman**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**48,991**	**66,409**						**112,574**				**15,281**				**313,215**
	Cost / SF by Category	**66,409**							**1.70**		**/gsf**		**0.23**		**/gsf**		**4.72**
		73.77%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Harrima	Cost / SF	Service Level
Gross SF	**66,409**		
Total O&M+Util		**13.51**	
O&M Net of			
Energy	4.25	9.26	
Water & Sewer	0.67	12.84	
Subtotal - Energy/Wtr/Sew.	4.92	8.59	
Net of All Utilities	**0.87**	**7.73**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Harriman**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	4,396	5,959	College Lecture Classroom	8	3	0.56	1.00	3,337	3	0.06	0.791	283	3	0.05	0.921	274
115	01.100.15 - Classroom Service	351	476	College Lecture Classroom	8	3	0.56	1.00	266	3	0.06	0.791	23	3	0.05	0.921	22
		4,747	6,435						3,603				305				296
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	33,389	45,260	Laboratory, General	18	3	0.92	1.00	41,639	3	0.06	0.791	2,148	3	0.05	0.921	2,084
215	01.200.15 - Class Laboratory Service	3,027	4,103	Laboratory, General	18	3	0.92	1.00	3,775	3	0.06	0.791	195	3	0.05	0.921	189
220	01.200.20 - Open Laboratory	525	712	Laboratory, General	18	3	0.92	1.00	655	3	0.06	0.791	34	3	0.05	0.921	33
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		36,941	50,075						46,069				2,377				2,306
	Office Facilities																
310	01.300.10 - Office	3,758	5,094	Office Building, 2 story	23	3	0.54	1.00	2,751	3	0.06	0.791	242	3	0.05	0.921	235
315	01.300.15 - Office Service	239	324	Office Building, 2 story	23	3	0.54	1.00	175	3	0.06	0.791	15	3	0.05	0.921	15
		3,997	5,418						2,926				257				250
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	314	426	College Lecture Classroom	8	3	0.56	1.00	238	3	0.06	0.791	20	3	0.05	0.921	20
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		314	426						238				20				20
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Harriman					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	1,266	1,716	Cafeteria	4	3	0.90	1.00	1,544	3	0.06	0.791	81	3	1.03	0.921	1,628
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.791	-	3	1.03	0.921	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	170	230	Store, Retail	27	3	0.56	1.00	129	3	0.06	0.791	11	3	0.05	0.921	11
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		1,436	1,947						1,674				92				1,639
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	69	94	Data Center	11	3	2.29	1.00	214	3	0.06	0.791	4	3	0.05	0.921	4
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
730	01.700.30 - Central Storage	1,487	2,016	Warehouse, Dry	29	3	0.32	1.00	645	3	0.06	0.791	96	3	0.01	0.921	19
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		1,556	2,109						859				100				23
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Harriman**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**48,991**	**66,409**						**55,369**				**3,152**				**4,533**
	Cost / SF by Category	**66,409**					**/gsf**		**0.83**		**/gsf**		**0.05**		**/gsf**		**0.07**
		73.77%															
					0												

Summary Data

	TCAT - Harrima	Cost / SF	Service Level
Gross SF	66,409		
Total O&M+Util		**13.51**	
O&M Net of			
Energy	4.25	9.26	
Water & Sewer	0.67	12.84	
Subtotal - Energy/Wtr/Sew.	4.92	8.59	
Net of All Utilities	**0.87**	**7.73**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Harriman**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	4,396	5,959	College Lecture Classroom	8	3	0.04	1.00	238	3	0.06	1.00	358	44,439	7.46
115	01.100.15 - Classroom Service	351	476	College Lecture Classroom	8	3	0.04	1.00	19	3	0.06	1.00	29	3,548	7.46
		4,747	6,435						257				386	47,987	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	33,389	45,260	Laboratory, General	18	3	0.04	1.00	1,810	3	0.10	1.00	4,526	687,103	15.18
215	01.200.15 - Class Laboratory Service	3,027	4,103	Laboratory, General	18	3	0.04	1.00	164	3	0.10	1.00	410	62,292	15.18
220	01.200.20 - Open Laboratory	525	712	Laboratory, General	18	3	0.04	1.00	28	3	0.10	1.00	71	10,804	15.18
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		36,941	50,075						2,003				5,007	760,199	
	Office Facilities														
310	01.300.10 - Office	3,758	5,094	Office Building, 2 story	23	3	0.04	1.00	204	3	0.07	1.00	357	38,254	7.51
315	01.300.15 - Office Service	239	324	Office Building, 2 story	23	3	0.04	1.00	13	3	0.07	1.00	23	2,433	7.51
		3,997	5,418						217				379	40,686	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	314	426	College Lecture Classroom	8	3	0.04	1.00	17	3	0.06	1.00	26	3,174	7.46
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		314	426						17				26	3,174	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Harriman					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	1,266	1,716	Cafeteria	4	3	0.04	1.00	69	3	0.13	1.00	223	29,990	17.48
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	170	230	Store, Retail	27	3	0.04	1.00	9	3	0.34	1.00	78	2,026	8.79
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		1,436	1,947						78				301	32,016	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	69	94	Data Center	11	3	0.04	1.00	4	3	0.11	1.00	10	5,659	60.50
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	1,487	2,016	Warehouse, Dry	29	3	0.04	1.00	81	3	0.11	1.00	222	7,323	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		1,556	2,109						84				232	12,982	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Harriman**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**48,991**	**66,409**						**2,656**				**6,332**	**897,045**	
	Cost / SF by Category	**66,409**					**/gsf**		**0.04**		**/gsf**		**0.10**	**13.51**	**/ GSF**
		73.77%											**Adjustments:**		
					0										

Summary Data

	TCAT - Harrima	Cost / SF	Service Level
Gross SF	**66,409**		
Total O&M+Util		**13.51**	
O&M Net of			
Energy	4.25	9.26	
Water & Sewer	0.67	12.84	
Subtotal - Energy/Wtr/Sew.	4.92	8.59	
Net of All Utilities	**0.87**	**7.73**	

Energy:	**(282,089)**	
Water/Sewer:	**(44,321)**	
Telecom:	**(57,524)**	
	513,111	
	7.73	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	2,208	3,058	College Lecture Classroom	8	2	1.91	0.724	4,229	2	0.26	0.893	710	3	2.37	0.847	6,139
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		2,208	3,058						4,229				710				6,139
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	15,648	21,672	Laboratory, General	18	2	2.58	0.724	40,481	2	0.26	0.893	5,032	3	6.85	0.847	125,738
215	01.200.15 - Class Laboratory Service	807	1,118	Laboratory, General	18	2	2.58	0.724	2,088	2	0.26	0.893	259	3	6.85	0.847	6,485
220	01.200.20 - Open Laboratory	524	726	Laboratory, General	18	2	2.58	0.724	1,356	2	0.26	0.893	168	3	6.85	0.847	4,211
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		16,979	23,515						43,924				5,460				136,433
	Office Facilities																
310	01.300.10 - Office	2,811	3,893	Office Building, 2 story	23	2	2.53	0.724	7,131	2	0.26	0.893	904	3	2.54	0.847	8,376
315	01.300.15 - Office Service	929	1,287	Office Building, 2 story	23	2	2.53	0.724	2,357	2	0.26	0.893	299	3	2.54	0.847	2,768
		3,740	5,180						9,488				1,203				11,144
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	192	266	College Lecture Classroom	8	2	1.91	0.724	368	2	0.26	0.893	62	3	2.37	0.847	534
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		192	266						368				62				534
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	1,001	1,386	Office Building, 2 story	23	2	2.53	0.724	2,539	2	0.26	0.893	322	3	2.54	0.847	2,983
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	34	47	Store, Retail	27	2	2.33	0.724	79	2	0.26	0.893	11	3	3.74	0.847	149
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		1,035	1,433						2,619				333				3,132
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
730	01.700.30 - Central Storage	1,431	1,982	Warehouse, Dry	29	2	0.14	0.724	201	2	0.26	0.893	460	3	2.40	0.847	4,029
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		1,431	1,982						201				460				4,029
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**25,585**	**35,434**						**60,828**				**8,227**				**161,410**
	Cost / SF by Category	**35,434**							**1.72**		**/gsf**		**0.23**		**/gsf**		**4.56**
		72.20%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Hartsvil	Cost / SF	Service Level
Gross SF	**35,434**		
Total O&M+Util		**12.72**	
O&M Net of			
Energy	3.77	8.94	
Water & Sewer	0.65	12.07	
Subtotal - Energy/Wtr/Sew.	4.42	8.30	
Net of All Utilities	**0.87**	**7.43**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	2,208	3,058	College Lecture Classroom	8	3	0.56	0.92	1,574	3	0.06	0.939	172	3	0.05	0.933	143
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		2,208	3,058						1,574				172				143
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	15,648	21,672	Laboratory, General	18	3	0.92	0.92	18,323	3	0.06	0.939	1,221	3	0.05	0.933	1,011
215	01.200.15 - Class Laboratory Service	807	1,118	Laboratory, General	18	3	0.92	0.92	945	3	0.06	0.939	63	3	0.05	0.933	52
220	01.200.20 - Open Laboratory	524	726	Laboratory, General	18	3	0.92	0.92	614	3	0.06	0.939	41	3	0.05	0.933	34
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		16,979	23,515						19,882				1,325				1,097
	Office Facilities																
310	01.300.10 - Office	2,811	3,893	Office Building, 2 story	23	3	0.54	0.92	1,932	3	0.06	0.939	219	3	0.05	0.933	182
315	01.300.15 - Office Service	929	1,287	Office Building, 2 story	23	3	0.54	0.92	638	3	0.06	0.939	72	3	0.05	0.933	60
		3,740	5,180						2,570				292				242
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	192	266	College Lecture Classroom	8	3	0.56	0.92	137	3	0.06	0.939	15	3	0.05	0.933	12
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		192	266						137				15				12
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	1,001	1,386	Office Building, 2 story	23	3	0.54	0.92	688	3	0.06	0.939	78	3	0.05	0.933	65
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	34	47	Store, Retail	27	3	0.56	0.92	24	3	0.06	0.939	3	3	0.05	0.933	2
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		1,035	1,433						712				81				67
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
730	01.700.30 - Central Storage	1,431	1,982	Warehouse, Dry	29	3	0.32	0.92	583	3	0.06	0.939	112	3	0.01	0.933	18
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		1,431	1,982						583				112				18
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**25,585**	**35,434**						**25,458**				**1,996**				**1,579**
	Cost / SF by Category	**35,434**					**/gsf**		**0.72**		**/gsf**		**0.06**		**/gsf**		**0.04**
		72.20%															
					0												

Summary Data

	TCAT - Hartsvil	Cost / SF	Service Level
Gross SF	**35,434**		
Total O&M+Util		**12.72**	
O&M Net of			
Energy	3.77	8.94	
Water & Sewer	0.65	12.07	
Subtotal - Energy/Wtr/Sew.	4.42	8.30	
Net of All Utilities	**0.87**	**7.43**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	2,208	3,058	College Lecture Classroom	8	3	0.04	0.73	89	3	0.06	0.81	148	23,564	7.71
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		2,208	3,058						89				148	23,564	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	15,648	21,672	Laboratory, General	18	3	0.04	0.73	630	3	0.10	0.81	1,753	337,857	15.59
215	01.200.15 - Class Laboratory Service	807	1,118	Laboratory, General	18	3	0.04	0.73	33	3	0.10	0.81	90	17,424	15.59
220	01.200.20 - Open Laboratory	524	726	Laboratory, General	18	3	0.04	0.73	21	3	0.10	0.81	59	11,314	15.59
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		16,979	23,515						684				1,902	366,595	
	Office Facilities														
310	01.300.10 - Office	2,811	3,893	Office Building, 2 story	23	3	0.04	0.73	113	3	0.07	0.81	220	30,065	7.72
315	01.300.15 - Office Service	929	1,287	Office Building, 2 story	23	3	0.04	0.73	37	3	0.07	0.81	73	9,936	7.72
		3,740	5,180						151				293	40,000	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	192	266	College Lecture Classroom	8	3	0.04	0.73	8	3	0.06	0.81	13	2,049	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		192	266						8				13	2,049	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Hartsville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	1,001	1,386	Office Building, 2 story	23	3	0.04	0.73	40	3	0.07	0.81	79	10,706	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	34	47	Store, Retail	27	3	0.04	0.73	1	3	0.34	0.81	13	424	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		1,035	1,433						42				91	11,130	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
730	01.700.30 - Central Storage	1,431	1,982	Warehouse, Dry	29	3	0.04	0.73	58	3	0.11	0.81	176	7,337	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		1,431	1,982						58				176	7,337	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Hartsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**25,585**	**35,434**						**1,030**				**2,625**	**450,675**	
	Cost / SF by Category	**35,434**					**/gsf**		**0.03**		**/gsf**		**0.07**	**12.72**	**/ GSF**
		72.20%											**Adjustments:**		
					0										

Summary Data

	TCAT - Hartsvil	Cost / SF	Service Level
Gross SF	**35,434**		
Total O&M+Util		**12.72**	
O&M Net of			
Energy	3.77	8.94	
Water & Sewer	0.65	12.07	
Subtotal - Energy/Wtr/Sew.	4.42	8.30	
Net of All Utilities	**0.87**	**7.43**	

Energy:	**(133,744)**	
Water/Sewer:	**(22,913)**	
Telecom:	**(30,864)**	
	263,153	
	7.43	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
	Classroom Facilities																
110	01.100.10 - Classroom	5,661	7,893	College Lecture Classroom	8	2	1.91	0.724	10,915	2	0.26	0.893	1,833	3	2.37	0.847	15,845
115	01.100.15 - Classroom Service	219	305	College Lecture Classroom	8	2	1.91	0.724	422	2	0.26	0.893	71	3	2.37	0.847	613
		5,880	8,199						11,338				1,904				16,458
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	21,937	30,588	Laboratory, General	18	2	2.58	0.724	57,136	2	0.26	0.893	7,102	3	6.85	0.847	177,471
215	01.200.15 - Class Laboratory Service	1,532	2,136	Laboratory, General	18	2	2.58	0.724	3,990	2	0.26	0.893	496	3	6.85	0.847	12,394
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		23,469	32,724						61,126				7,598				189,864
	Office Facilities																
310	01.300.10 - Office	3,281	4,575	Office Building, 2 story	23	2	2.53	0.724	8,380	2	0.26	0.893	1,062	3	2.54	0.847	9,842
315	01.300.15 - Office Service	389	542	Office Building, 2 story	23	2	2.53	0.724	994	2	0.26	0.893	126	3	2.54	0.847	1,167
		3,670	5,117						9,373				1,188				11,009
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	100	139	College Lecture Classroom	8	2	1.91	0.724	193	2	0.26	0.893	32	3	2.37	0.847	280
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	2,064	2,878	College Lecture Classroom	8	2	1.91	0.724	3,980	2	0.26	0.893	668	3	2.37	0.847	5,777
685	01.600.85 - Meeting Room Service	108	151	College Lecture Classroom	8	2	1.91	0.724	208	2	0.26	0.893	35	3	2.37	0.847	302
		2,272	3,168						4,381				736				6,359
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	1,480	2,064	Cafeteria	4	2	5.59	0.724	8,352	2	0.26	0.893	479	3	4.53	0.847	7,918
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	81	113	Store, Retail	27	2	2.33	0.724	191	2	0.26	0.893	26	3	3.74	0.847	358
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		1,561	2,177						8,542				505				8,276
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	186	259	Data Center	11	2	1.21	0.724	227	2	0.26	0.893	60	3	17.27	0.847	3,794
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
730	01.700.30 - Central Storage	2,043	2,849	Warehouse, Dry	29	2	0.14	0.724	289	2	0.26	0.893	661	3	2.40	0.847	5,791
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		2,229	3,108						516				722				9,584
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**39,081**	**54,493**						**95,277**				**12,652**				**241,552**
	Cost / SF by Category	**54,493**							**1.75**		**/gsf**		**0.23**		**/gsf**		**4.43**
		71.72%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Hohenwa	Cost / SF	Service Level
Gross SF	**54,493**		
Total O&M+Util		**12.88**	
O&M Net of			
Energy	3.87	9.02	
Water & Sewer	0.83	12.05	
Subtotal - Energy/Wtr/Sew.	4.69	8.19	
Net of All Utilities	**0.82**	**7.37**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	5,661	7,893	College Lecture Classroom	8	3	0.56	0.92	4,062	3	0.06	0.939	445	3	0.05	0.933	368
115	01.100.15 - Classroom Service	219	305	College Lecture Classroom	8	3	0.56	0.92	157	3	0.06	0.939	17	3	0.05	0.933	14
		5,880	8,199						4,219				462				382
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	21,937	30,588	Laboratory, General	18	3	0.92	0.92	25,862	3	0.06	0.939	1,723	3	0.05	0.933	1,427
215	01.200.15 - Class Laboratory Service	1,532	2,136	Laboratory, General	18	3	0.92	0.92	1,806	3	0.06	0.939	120	3	0.05	0.933	100
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		23,469	32,724						27,668				1,844				1,527
	Office Facilities																
310	01.300.10 - Office	3,281	4,575	Office Building, 2 story	23	3	0.54	0.92	2,270	3	0.06	0.939	258	3	0.05	0.933	213
315	01.300.15 - Office Service	389	542	Office Building, 2 story	23	3	0.54	0.92	269	3	0.06	0.939	31	3	0.05	0.933	25
		3,670	5,117						2,540				288				239
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	100	139	College Lecture Classroom	8	3	0.56	0.92	72	3	0.06	0.939	8	3	0.05	0.933	7
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	2,064	2,878	College Lecture Classroom	8	3	0.56	0.92	1,481	3	0.06	0.939	162	3	0.05	0.933	134
685	01.600.85 - Meeting Room Service	108	151	College Lecture Classroom	8	3	0.56	0.92	78	3	0.06	0.939	8	3	0.05	0.933	7
		2,272	3,168						1,630				178				148
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	1,480	2,064	Cafeteria	4	3	0.90	0.92	1,707	3	0.06	0.939	116	3	1.03	0.933	1,983
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	81	113	Store, Retail	27	3	0.56	0.92	58	3	0.06	0.939	6	3	0.05	0.933	5
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		1,561	2,177						1,765				123				1,988
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	186	259	Data Center	11	3	2.29	0.92	546	3	0.06	0.939	15	3	0.05	0.933	12
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
730	01.700.30 - Central Storage	2,043	2,849	Warehouse, Dry	29	3	0.32	0.92	838	3	0.06	0.939	160	3	0.01	0.933	27
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		2,229	3,108						1,384				175				39
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**39,081**	**54,493**						**39,206**				**3,070**				**4,323**
	Cost / SF by Category	**54,493**					**/gsf**		**0.72**		**/gsf**		**0.06**		**/gsf**		**0.08**
		71.72%															
					0												

Summary Data

	TCAT - Hohenwa	Cost / SF	Service Level
Gross SF	54,493		
Total O&M+Util		**12.88**	
O&M Net of			
Energy	3.87	9.02	
Water & Sewer	0.83	12.05	
Subtotal - Energy/Wtr/Sew.	4.69	8.19	
Net of All Utilities	**0.82**	**7.37**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	5,661	7,893	College Lecture Classroom	8	3	0.04	0.73	230	3	0.06	0.81	383	60,825	7.71
115	01.100.15 - Classroom Service	219	305	College Lecture Classroom	8	3	0.04	0.73	9	3	0.06	0.81	15	2,353	7.71
		5,880	8,199						238				398	63,178	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	21,937	30,588	Laboratory, General	18	3	0.04	0.73	890	3	0.10	0.81	2,475	476,861	15.59
215	01.200.15 - Class Laboratory Service	1,532	2,136	Laboratory, General	18	3	0.04	0.73	62	3	0.10	0.81	173	33,302	15.59
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		23,469	32,724						952				2,647	510,163	
	Office Facilities														
310	01.300.10 - Office	3,281	4,575	Office Building, 2 story	23	3	0.04	0.73	133	3	0.07	0.81	259	35,330	7.72
315	01.300.15 - Office Service	389	542	Office Building, 2 story	23	3	0.04	0.73	16	3	0.07	0.81	31	4,189	7.72
		3,670	5,117						149				290	39,518	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	100	139	College Lecture Classroom	8	3	0.04	0.73	4	3	0.06	0.81	7	1,074	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	2,064	2,878	College Lecture Classroom	8	3	0.04	0.73	84	3	0.06	0.81	140	22,177	7.71
685	01.600.85 - Meeting Room Service	108	151	College Lecture Classroom	8	3	0.04	0.73	4	3	0.06	0.81	7	1,160	7.71
		2,272	3,168						92				154	24,412	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Hohenwald					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	1,480	2,064	Cafeteria	4	3	0.04	0.73	60	3	0.13	0.81	217	37,183	18.02
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	81	113	Store, Retail	27	3	0.04	0.73	3	3	0.34	0.81	31	1,017	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		1,561	2,177						63				248	38,200	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	186	259	Data Center	11	3	0.04	0.73	8	3	0.11	0.81	23	15,989	61.65
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
730	01.700.30 - Central Storage	2,043	2,849	Warehouse, Dry	29	3	0.04	0.73	83	3	0.11	0.81	254	10,545	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		2,229	3,108						90				277	26,534	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Hohenwald**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**39,081**	**54,493**						**1,585**				**4,014**	**702,005**	
	Cost / SF by Category	**54,493**					**/gsf**		**0.03**		**/gsf**		**0.07**	**12.88**	**/ GSF**
		71.72%											**Adjustments:**		
					0										

Summary Data

	TCAT - Hohenwa	Cost / SF	Service Level
Gross SF	54,493		
Total O&M+Util		**12.88**	
O&M Net of			
Energy	3.87	9.02	
Water & Sewer	0.83	12.05	
Subtotal - Energy/Wtr/Sew.	4.69	8.19	
Net of All Utilities	**0.82**	**7.37**	

Energy:	**(210,638)**	
Water/Sewer:	**(45,105)**	
Telecom:	**(44,585)**	
	401,677	
	7.37	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Jacksboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	4,734	7,229	College Lecture Classroom	8	2	1.91	0.676	9,334	2	0.26	0.885	1,663	3	2.37	0.807	13,826
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		4,734	7,229						9,334				1,663				13,826
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	19,897	30,383	Laboratory, General	18	2	2.58	0.676	52,990	2	0.26	0.885	6,991	3	6.85	0.807	167,953
215	01.200.15 - Class Laboratory Service	1,649	2,518	Laboratory, General	18	2	2.58	0.676	4,392	2	0.26	0.885	579	3	6.85	0.807	13,919
220	01.200.20 - Open Laboratory	970	1,481	Laboratory, General	18	2	2.58	0.676	2,583	2	0.26	0.885	341	3	6.85	0.807	8,188
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		22,516	34,382						59,964				7,911				190,060
	Office Facilities																
310	01.300.10 - Office	2,326	3,552	Office Building, 2 story	23	2	2.53	0.676	6,075	2	0.26	0.885	817	3	2.54	0.807	7,280
315	01.300.15 - Office Service	1,046	1,597	Office Building, 2 story	23	2	2.53	0.676	2,732	2	0.26	0.885	368	3	2.54	0.807	3,274
		3,372	5,149						8,806				1,185				10,554
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	270	412	College Lecture Classroom	8	2	1.91	0.676	532	2	0.26	0.885	95	3	2.37	0.807	789
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
680	01.600.80 - Meeting Room	1,059	1,617	College Lecture Classroom	8	2	1.91	0.676	2,088	2	0.26	0.885	372	3	2.37	0.807	3,093
685	01.600.85 - Meeting Room Service	192	293	College Lecture Classroom	8	2	1.91	0.676	379	2	0.26	0.885	67	3	2.37	0.807	561
		1,521	2,323						2,999				534				4,442
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Jacksboro					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	796	1,215	Cafeteria	4	2	5.59	0.676	4,593	2	0.26	0.885	280	3	4.53	0.807	4,443
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.676	-	2	0.26	0.885	-	3	4.53	0.807	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	31	47	Store, Retail	27	2	2.33	0.676	75	2	0.26	0.885	11	3	3.74	0.807	143
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		827	1,263						4,668				291				4,586
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
730	01.700.30 - Central Storage	1,949	2,976	Warehouse, Dry	29	2	0.14	0.676	282	2	0.26	0.885	685	3	2.40	0.807	5,764
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		1,949	2,976						282				685				5,764
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Jacksboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**34,919**	**53,321**						**86,052**				**12,269**				**229,233**
	Cost / SF by Category	**53,321**							**1.61**		**/gsf**		**0.23**		**/gsf**		**4.30**
		65.49%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Jacksbo	Cost / SF	Service Level
Gross SF	**53,321**		
Total O&M+Util		**12.46**	
O&M Net of			
Energy	3.73	8.73	
Water & Sewer	0.73	11.73	
Subtotal - Energy/Wtr/Sew.	4.46	8.00	
Net of All Utilities	**0.83**	**7.17**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Jacksboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	4,734	7,229	College Lecture Classroom	8	3	0.56	1.00	4,048	3	0.06	0.791	343	3	0.05	0.921	333
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		4,734	7,229						4,048				343				333
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	19,897	30,383	Laboratory, General	18	3	0.92	1.00	27,952	3	0.06	0.791	1,442	3	0.05	0.921	1,399
215	01.200.15 - Class Laboratory Service	1,649	2,518	Laboratory, General	18	3	0.92	1.00	2,317	3	0.06	0.791	120	3	0.05	0.921	116
220	01.200.20 - Open Laboratory	970	1,481	Laboratory, General	18	3	0.92	1.00	1,363	3	0.06	0.791	70	3	0.05	0.921	68
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		22,516	34,382						31,631				1,632				1,583
	Office Facilities																
310	01.300.10 - Office	2,326	3,552	Office Building, 2 story	23	3	0.54	1.00	1,918	3	0.06	0.791	169	3	0.05	0.921	164
315	01.300.15 - Office Service	1,046	1,597	Office Building, 2 story	23	3	0.54	1.00	863	3	0.06	0.791	76	3	0.05	0.921	74
		3,372	5,149						2,780				244				237
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	270	412	College Lecture Classroom	8	3	0.56	1.00	231	3	0.06	0.791	20	3	0.05	0.921	19
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
680	01.600.80 - Meeting Room	1,059	1,617	College Lecture Classroom	8	3	0.56	1.00	906	3	0.06	0.791	77	3	0.05	0.921	74
685	01.600.85 - Meeting Room Service	192	293	College Lecture Classroom	8	3	0.56	1.00	164	3	0.06	0.791	14	3	0.05	0.921	14
		1,521	2,323						1,301				110				107
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Jacksboro					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	796	1,215	Cafeteria	4	3	0.90	1.00	1,094	3	0.06	0.791	58	3	1.03	0.921	1,153
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.791	-	3	1.03	0.921	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	31	47	Store, Retail	27	3	0.56	1.00	27	3	0.06	0.791	2	3	0.05	0.921	2
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		827	1,263						1,120				60				1,155
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
730	01.700.30 - Central Storage	1,949	2,976	Warehouse, Dry	29	3	0.32	1.00	952	3	0.06	0.791	141	3	0.01	0.921	27
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		1,949	2,976						952				141				27
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Jacksboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**34,919**	**53,321**						**41,833**				**2,531**				**3,443**
	Cost / SF by Category	**53,321**					**/gsf**		**0.78**		**/gsf**		**0.05**		**/gsf**		**0.06**
		65.49%															
					0												

Summary Data

	TCAT - Jacksbo	Cost / SF	Service Level
Gross SF	53,321		
Total O&M+Util		**12.46**	
O&M Net of			
Energy	3.73	8.73	
Water & Sewer	0.73	11.73	
Subtotal - Energy/Wtr/Sew.	4.46	8.00	
Net of All Utilities	**0.83**	**7.17**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Jacksboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	4,734	7,229	College Lecture Classroom	8	3	0.04	1.00	289	3	0.06	1.00	434	53,908	7.46
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		4,734	7,229						289				434	53,908	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	19,897	30,383	Laboratory, General	18	3	0.04	1.00	1,215	3	0.10	1.00	3,038	461,246	15.18
215	01.200.15 - Class Laboratory Service	1,649	2,518	Laboratory, General	18	3	0.04	1.00	101	3	0.10	1.00	252	38,227	15.18
220	01.200.20 - Open Laboratory	970	1,481	Laboratory, General	18	3	0.04	1.00	59	3	0.10	1.00	148	22,486	15.18
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		22,516	34,382						1,375				3,438	521,958	
	Office Facilities														
310	01.300.10 - Office	2,326	3,552	Office Building, 2 story	23	3	0.04	1.00	142	3	0.07	1.00	249	26,672	7.51
315	01.300.15 - Office Service	1,046	1,597	Office Building, 2 story	23	3	0.04	1.00	64	3	0.07	1.00	112	11,994	7.51
		3,372	5,149						206				360	38,666	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	270	412	College Lecture Classroom	8	3	0.04	1.00	16	3	0.06	1.00	25	3,075	7.46
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	1,059	1,617	College Lecture Classroom	8	3	0.04	1.00	65	3	0.06	1.00	97	12,059	7.46
685	01.600.85 - Meeting Room Service	192	293	College Lecture Classroom	8	3	0.04	1.00	12	3	0.06	1.00	18	2,186	7.46
		1,521	2,323						93				139	17,320	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Jacksboro					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	796	1,215	Cafeteria	4	3	0.04	1.00	49	3	0.13	1.00	158	21,242	17.48
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	31	47	Store, Retail	27	3	0.04	1.00	2	3	0.34	1.00	16	416	8.79
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		827	1,263						51				174	21,658	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	1,949	2,976	Warehouse, Dry	29	3	0.04	1.00	119	3	0.11	1.00	327	10,813	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		1,949	2,976						119				327	10,813	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Jacksboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**34,919**	**53,321**						**2,133**				**4,873**	**664,324**	
	Cost / SF by Category	**53,321**					**/gsf**		**0.04**		**/gsf**		**0.09**	**12.46**	**/ GSF**
		65.49%											**Adjustments:**		
					0										

Summary Data

	TCAT - Jacksbo	Cost / SF	Service Level
Gross SF	**53,321**		
Total O&M+Util		**12.46**	
O&M Net of			
Energy	3.73	8.73	
Water & Sewer	0.73	11.73	
Subtotal - Energy/Wtr/Sew.	4.46	8.00	
Net of All Utilities	**0.83**	**7.17**	

Energy:	**(198,999)**	
Water/Sewer:	**(38,780)**	
Telecom:	**(44,177)**	
	382,367	
	7.17	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Jackson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	16,587	23,571	College Lecture Classroom	8	2	1.91	0.743	33,450	2	0.26	0.924	5,663	3	2.37	0.858	47,931
115	01.100.15 - Classroom Service	1,836	2,609	College Lecture Classroom	8	2	1.91	0.743	3,703	2	0.26	0.924	627	3	2.37	0.858	5,305
		18,423	26,180						37,153				6,290				53,236
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	39,261	55,792	Laboratory, General	18	2	2.58	0.743	106,950	2	0.26	0.924	13,403	3	6.85	0.858	327,906
215	01.200.15 - Class Laboratory Service	477	678	Laboratory, General	18	2	2.58	0.743	1,299	2	0.26	0.924	163	3	6.85	0.858	3,984
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		39,738	56,470						108,249				13,566				331,890
	Office Facilities																
310	01.300.10 - Office	9,043	12,851	Office Building, 2 story	23	2	2.53	0.743	24,156	2	0.26	0.924	3,087	3	2.54	0.858	28,006
315	01.300.15 - Office Service	760	1,080	Office Building, 2 story	23	2	2.53	0.743	2,030	2	0.26	0.924	259	3	2.54	0.858	2,354
		9,803	13,931						26,187				3,347				30,359
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	184	261	College Lecture Classroom	8	2	1.91	0.743	371	2	0.26	0.924	63	3	2.37	0.858	532
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		184	261						371				63				532
	Study Facilities																
410	01.400.10 - Study Room	1,845	2,622	Public Library, 3 story (24/7)	25	2	2.34	0.743	4,558	2	0.26	0.924	630	3	2.96	0.858	6,659
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		1,845	2,622						4,558				630				6,659
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Jackson					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	1,564	2,223	College Auditorium	6	2	4.49	0.743	7,415	2	0.26	0.924	534	3	3.49	0.858	6,655
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	4,329	6,152	Office Building, 2 story	23	2	2.53	0.743	11,564	2	0.26	0.924	1,478	3	2.54	0.858	13,407
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		5,893	8,374						18,978				2,012				20,062
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	221	314	Data Center	11	2	1.21	0.743	282	2	0.26	0.924	75	3	17.27	0.858	4,654
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	1,560	2,217	Warehouse, Dry	29	2	0.14	0.743	231	2	0.26	0.924	533	3	2.40	0.858	4,565
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		1,781	2,531						513				608				9,218
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Jackson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**77,667**	**110,369**						**196,010**				**26,515**				**451,956**
	Cost / SF by Category	**110,369**							**1.78**		**/gsf**		**0.24**		**/gsf**		**4.09**
		70.37%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Jackson	Cost / SF	Service Level
Gross SF	**110,369**		
Total O&M+Util		**11.83**	
O&M Net of			
Energy	3.42	8.40	
Water & Sewer	0.61	11.22	
Subtotal - Energy/Wtr/Sew.	4.03	7.79	
Net of All Utilities	**0.82**	**6.97**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Jackson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	16,587	23,571	College Lecture Classroom	8	3	0.56	0.91	11,999	3	0.06	0.857	1,212	3	0.05	0.944	1,113
115	01.100.15 - Classroom Service	1,836	2,609	College Lecture Classroom	8	3	0.56	0.91	1,328	3	0.06	0.857	134	3	0.05	0.944	123
		18,423	26,180						13,327				1,346				1,236
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	39,261	55,792	Laboratory, General	18	3	0.92	0.91	46,658	3	0.06	0.857	2,869	3	0.05	0.944	2,633
215	01.200.15 - Class Laboratory Service	477	678	Laboratory, General	18	3	0.92	0.91	567	3	0.06	0.857	35	3	0.05	0.944	32
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		39,738	56,470						47,225				2,904				2,665
	Office Facilities																
310	01.300.10 - Office	9,043	12,851	Office Building, 2 story	23	3	0.54	0.91	6,308	3	0.06	0.857	661	3	0.05	0.944	607
315	01.300.15 - Office Service	760	1,080	Office Building, 2 story	23	3	0.54	0.91	530	3	0.06	0.857	56	3	0.05	0.944	51
		9,803	13,931						6,838				716				658
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	184	261	College Lecture Classroom	8	3	0.56	0.91	133	3	0.06	0.857	13	3	0.05	0.944	12
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		184	261						133				13				12
	Study Facilities																
410	01.400.10 - Study Room	1,845	2,622	Public Library, 3 story (24/7)	25	3	0.63	0.91	1,501	3	0.06	0.857	135	3	0.05	0.944	124
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		1,845	2,622						1,501				135				124
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Jackson					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	1,564	2,223	College Auditorium	6	3	0.48	0.91	970	3	0.06	0.857	114	3	0.05	0.944	105
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	4,329	6,152	Office Building, 2 story	23	3	0.54	0.91	3,020	3	0.06	0.857	316	3	0.05	0.944	290
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		5,893	8,374						3,989				431				395
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	221	314	Data Center	11	3	2.29	0.91	654	3	0.06	0.857	16	3	0.05	0.944	15
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	1,560	2,217	Warehouse, Dry	29	3	0.32	0.91	645	3	0.06	0.857	114	3	0.01	0.944	21
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		1,781	2,531						1,299				130				36
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Jackson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**77,667**	**110,369**						**74,312**				**5,675**				**5,126**
	Cost / SF by Category	**110,369**					**/gsf**		**0.67**		**/gsf**		**0.05**		**/gsf**		**0.05**
		70.37%															
					0												

Summary Data

	TCAT - Jackson	Cost / SF	Service Level
Gross SF	110,369		
Total O&M+Util		**11.83**	
O&M Net of			
Energy	3.42	8.40	
Water & Sewer	0.61	11.22	
Subtotal - Energy/Wtr/Sew.	4.03	7.79	
Net of All Utilities	**0.82**	**6.97**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Jackson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	16,587	23,571	College Lecture Classroom	8	3	0.04	0.57	538	3	0.06	0.77	1,093	172,658	7.32
115	01.100.15 - Classroom Service	1,836	2,609	College Lecture Classroom	8	3	0.04	0.57	60	3	0.06	0.77	121	19,111	7.32
		18,423	26,180						598				1,214	191,769	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	39,261	55,792	Laboratory, General	18	3	0.04	0.57	1,274	3	0.10	0.77	4,313	873,537	15.66
215	01.200.15 - Class Laboratory Service	477	678	Laboratory, General	18	3	0.04	0.57	15	3	0.10	0.77	52	10,613	15.66
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		39,738	56,470						1,290				4,365	884,150	
	Office Facilities														
310	01.300.10 - Office	9,043	12,851	Office Building, 2 story	23	3	0.04	0.57	294	3	0.07	0.77	695	98,736	7.68
315	01.300.15 - Office Service	760	1,080	Office Building, 2 story	23	3	0.04	0.57	25	3	0.07	0.77	58	8,298	7.68
		9,803	13,931						318				754	107,035	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	184	261	College Lecture Classroom	8	3	0.04	0.57	6	3	0.06	0.77	12	1,915	7.32
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		184	261						6				12	1,915	
	Study Facilities														
410	01.400.10 - Study Room	1,845	2,622	Public Library, 3 story (24/7)	25	3	0.04	0.57	60	3	0.09	0.77	182	21,803	8.32
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		1,845	2,622						60				182	21,803	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Jackson					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	1,564	2,223	College Auditorium	6	3	0.04	0.57	51	3	0.11	0.77	189	23,449	10.55
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	4,329	6,152	Office Building, 2 story	23	3	0.04	0.57	141	3	0.07	0.77	333	47,266	7.68
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		5,893	8,374						191				522	70,716	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	221	314	Data Center	11	3	0.04	0.57	7	3	0.11	0.77	27	19,662	62.61
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	1,560	2,217	Warehouse, Dry	29	3	0.04	0.57	51	3	0.11	0.77	188	8,227	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		1,781	2,531						58				215	27,888	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Jackson**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**77,667**	**110,369**						**2,521**				**7,265**	**1,305,276**	
	Cost / SF by Category	**110,369**					**/gsf**		**0.02**		**/gsf**		**0.07**	**11.83**	**/ GSF**
		70.37%											**Adjustments:**		
					0										

Summary Data

	TCAT - Jackson	Cost / SF	Service Level
Gross SF	**110,369**		
Total O&M+Util		**11.83**	
O&M Net of			
Energy	3.42	8.40	
Water & Sewer	0.61	11.22	
Subtotal - Energy/Wtr/Sew.	4.03	7.79	
Net of All Utilities	**0.82**	**6.97**	

Energy:	**(377,848)**	
Water/Sewer:	**(67,396)**	
Telecom:	**(90,653)**	
	769,379	
	6.97	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	17,232	22,660	College Lecture Classroom	8	2	1.91	0.676	29,258	2	0.26	0.885	5,214	3	2.37	0.807	43,339
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		17,232	22,660						29,258				5,214				43,339
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	41,325	54,342	Laboratory, General	18	2	2.58	0.676	94,777	2	0.26	0.885	12,504	3	6.85	0.807	300,399
215	01.200.15 - Class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		41,325	54,342						94,777				12,504				300,399
	Office Facilities																
310	01.300.10 - Office	4,855	6,384	Office Building, 2 story	23	2	2.53	0.676	10,919	2	0.26	0.885	1,469	3	2.54	0.807	13,086
315	01.300.15 - Office Service	1,523	2,003	Office Building, 2 story	23	2	2.53	0.676	3,425	2	0.26	0.885	461	3	2.54	0.807	4,105
		6,378	8,387						14,344				1,930				17,191
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	222	292	College Lecture Classroom	8	2	1.91	0.676	377	2	0.26	0.885	67	3	2.37	0.807	558
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		222	292						377				67				558
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Knoxville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	1,878	2,470	College Auditorium	6	2	4.49	0.676	7,496	2	0.26	0.885	568	3	3.49	0.807	6,955
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	1,470	1,933	Cafeteria	4	2	5.59	0.676	7,305	2	0.26	0.885	445	3	4.53	0.807	7,067
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.676	-	2	0.26	0.885	-	3	4.53	0.807	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	855	1,124	Store, Retail	27	2	2.33	0.676	1,771	2	0.26	0.885	259	3	3.74	0.807	3,393
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		4,203	5,527						16,571				1,272				17,415
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	235	309	Data Center	11	2	1.21	0.676	253	2	0.26	0.885	71	3	17.27	0.807	4,307
715	01.700.15 - Central Computer or Telecommunicati	66	87	Data Center	11	2	1.21	0.676	71	2	0.26	0.885	20	3	17.27	0.807	1,210
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
725	01.700.25 - Shop Service	1,418	1,865	Maintenance Shop	20	2	1.51	0.676	1,903	2	0.26	0.885	429	3	3.25	0.807	4,891
730	01.700.30 - Central Storage	2,192	2,882	Warehouse, Dry	29	2	0.14	0.676	273	2	0.26	0.885	663	3	2.40	0.807	5,583
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	862	1,134	Garage, Parking	13	3	0.09	0.676	69	3	0.13	0.885	130	3	0.84	0.807	768
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		4,773	6,276						2,569				1,314				16,758
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**74,133**	**97,484**						**157,895**				**22,301**				**395,661**
	Cost / SF by Category	**97,484**							**1.62**		**/gsf**		**0.23**		**/gsf**		**4.06**
		76.05%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Knoxvill	Cost / SF	Service Level
Gross SF	**97,484**		
Total O&M+Util		**12.10**	
O&M Net of			
Energy	3.60	8.50	
Water & Sewer	0.80	11.29	
Subtotal - Energy/Wtr/Sew.	4.40	7.70	
Net of All Utilities	**0.78**	**6.91**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	17,232	22,660	College Lecture Classroom	8	3	0.56	1.00	12,690	3	0.06	0.791	1,075	3	0.05	0.921	1,043
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		17,232	22,660						12,690				1,075				1,043
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	41,325	54,342	Laboratory, General	18	3	0.92	1.00	49,995	3	0.06	0.791	2,579	3	0.05	0.921	2,502
215	01.200.15 - Class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		41,325	54,342						49,995				2,579				2,502
	Office Facilities																
310	01.300.10 - Office	4,855	6,384	Office Building, 2 story	23	3	0.54	1.00	3,448	3	0.06	0.791	303	3	0.05	0.921	294
315	01.300.15 - Office Service	1,523	2,003	Office Building, 2 story	23	3	0.54	1.00	1,081	3	0.06	0.791	95	3	0.05	0.921	92
		6,378	8,387						4,529				398				386
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	222	292	College Lecture Classroom	8	3	0.56	1.00	163	3	0.06	0.791	14	3	0.05	0.921	13
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		222	292						163				14				13
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**				**3**			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	1,878	2,470	College Auditorium	6	3	0.48	1.00	1,185	3	0.06	0.791	117	3	0.05	0.921	114
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	1,470	1,933	Cafeteria	4	3	0.90	1.00	1,740	3	0.06	0.791	92	3	1.03	0.921	1,834
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.791	-	3	1.03	0.921	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	855	1,124	Store, Retail	27	3	0.56	1.00	630	3	0.06	0.791	53	3	0.05	0.921	52
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		4,203	5,527						3,555				262				1,999
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	235	309	Data Center	11	3	2.29	1.00	708	3	0.06	0.791	15	3	0.05	0.921	14
715	01.700.15 - Central Computer or Telecommunicati	66	87	Data Center	11	3	2.29	1.00	199	3	0.06	0.791	4	3	0.05	0.921	4
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
725	01.700.25 - Shop Service	1,418	1,865	Maintenance Shop	20	3	0.58	1.00	1,081	3	0.06	0.791	88	3	0.05	0.921	86
730	01.700.30 - Central Storage	2,192	2,882	Warehouse, Dry	29	3	0.32	1.00	922	3	0.06	0.791	137	3	0.01	0.921	27
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	862	1,134	Garage, Parking	13	3	0.29	1.00	329	3	0.06	0.791	54	3	0.01	0.921	10
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		4,773	6,276						3,239				298				141
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**74,133**	**97,484**						**74,170**				**4,627**				**6,086**
	Cost / SF by Category	**97,484**					**/gsf**		**0.76**		**/gsf**		**0.05**		**/gsf**		**0.06**
		76.05%															
					0												

Summary Data

	TCAT - Knoxvill	Cost / SF	Service Level
Gross SF	97,484		
Total O&M+Util		**12.10**	
O&M Net of			
Energy	3.60	8.50	
Water & Sewer	0.80	11.29	
Subtotal - Energy/Wtr/Sew.	4.40	7.70	
Net of All Utilities	**0.78**	**6.91**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	17,232	22,660	College Lecture Classroom	8	3	0.04	1.00	906	3	0.06	1.00	1,360	168,986	7.46
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		17,232	22,660						906				1,360	168,986	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	41,325	54,342	Laboratory, General	18	3	0.04	1.00	2,174	3	0.10	1.00	5,434	824,979	15.18
215	01.200.15 - Class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		41,325	54,342						2,174				5,434	824,979	
	Office Facilities														
310	01.300.10 - Office	4,855	6,384	Office Building, 2 story	23	3	0.04	1.00	255	3	0.07	1.00	447	47,942	7.51
315	01.300.15 - Office Service	1,523	2,003	Office Building, 2 story	23	3	0.04	1.00	80	3	0.07	1.00	140	15,039	7.51
		6,378	8,387						335				587	62,981	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	222	292	College Lecture Classroom	8	3	0.04	1.00	12	3	0.06	1.00	18	2,177	7.46
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		222	292						12				18	2,177	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	1,878	2,470	College Auditorium	6	3	0.04	1.00	99	3	0.11	1.00	272	25,493	10.32
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	1,470	1,933	Cafeteria	4	3	0.04	1.00	77	3	0.13	1.00	251	33,781	17.48
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	855	1,124	Store, Retail	27	3	0.04	1.00	45	3	0.34	1.00	382	9,883	8.79
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		4,203	5,527						221				905	69,157	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	235	309	Data Center	11	3	0.04	1.00	12	3	0.11	1.00	34	18,696	60.50
715	01.700.15 - Central Computer or Telecommunicati	66	87	Data Center	11	3	0.04	1.00	3	3	0.11	1.00	10	5,251	60.50
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	1,418	1,865	Maintenance Shop	20	3	0.04	1.00	75	3	0.23	1.00	429	14,526	7.79
730	01.700.30 - Central Storage	2,192	2,882	Warehouse, Dry	29	3	0.04	1.00	115	3	0.11	1.00	317	10,472	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	862	1,134	Garage, Parking	13	3	0.04	1.00	45	3	0.07	1.00	79	1,965	1.73
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		4,773	6,276						251				869	50,911	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Knoxville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**74,133**	**97,484**						**3,899**				**9,172**	**1,179,191**	
	Cost / SF by Category	**97,484**					**/gsf**		**0.04**		**/gsf**		**0.09**	**12.10**	**/ GSF**
		76.05%											**Adjustments:**		
					0										

Summary Data

	TCAT - Knoxvill	Cost / SF	Service Level
Gross SF	**97,484**		
Total O&M+Util		**12.10**	
O&M Net of			
Energy	3.60	8.50	
Water & Sewer	0.80	11.29	
Subtotal - Energy/Wtr/Sew.	4.40	7.70	
Net of All Utilities	**0.78**	**6.91**	

Energy:	**(350,806)**	
Water/Sewer:	**(78,195)**	
Telecom:	**(76,378)**	
	673,812	
	6.91	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	9,329	12,866	College Lecture Classroom	8	2	1.91	0.724	17,792	2	0.26	0.893	2,987	3	2.37	0.847	25,828
115	01.100.15 - Classroom Service	86	119	College Lecture Classroom	8	2	1.91	0.724	164	2	0.26	0.893	28	3	2.37	0.847	238
		9,415	12,985						17,956				3,015				26,066
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	27,028	37,276	Laboratory, General	18	2	2.58	0.724	69,628	2	0.26	0.893	8,655	3	6.85	0.847	216,271
215	01.200.15 - Class Laboratory Service	2,332	3,216	Laboratory, General	18	2	2.58	0.724	6,008	2	0.26	0.893	747	3	6.85	0.847	18,660
220	01.200.20 - Open Laboratory	832	1,147	Laboratory, General	18	2	2.58	0.724	2,143	2	0.26	0.893	266	3	6.85	0.847	6,657
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		30,192	41,639						77,779				9,668				241,589
	Office Facilities																
310	01.300.10 - Office	3,502	4,830	Office Building, 2 story	23	2	2.53	0.724	8,847	2	0.26	0.893	1,121	3	2.54	0.847	10,391
315	01.300.15 - Office Service	963	1,328	Office Building, 2 story	23	2	2.53	0.724	2,433	2	0.26	0.893	308	3	2.54	0.847	2,857
		4,465	6,158						11,280				1,430				13,248
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	701	967	College Lecture Classroom	8	2	1.91	0.724	1,337	2	0.26	0.893	224	3	2.37	0.847	1,941
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	2,029	2,798	College Lecture Classroom	8	2	1.91	0.724	3,870	2	0.26	0.893	650	3	2.37	0.847	5,617
685	01.600.85 - Meeting Room Service	394	543	College Lecture Classroom	8	2	1.91	0.724	751	2	0.26	0.893	126	3	2.37	0.847	1,091
		3,124	4,308						5,958				1,000				8,649
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	1,524	2,102	Office Building, 2 story	23	2	2.53	0.724	3,850	2	0.26	0.893	488	3	2.54	0.847	4,522
		1,524	2,102						3,850				488				4,522
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	1,457	2,009	Cafeteria	4	2	5.59	0.724	8,132	2	0.26	0.893	467	3	4.53	0.847	7,710
635	01.600.35 - Food Facility Service	423	583	Cafeteria	4	2	5.59	0.724	2,361	2	0.26	0.893	135	3	4.53	0.847	2,238
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	247	341	Office Building, 2 story	23	2	2.53	0.724	624	2	0.26	0.893	79	3	2.54	0.847	733
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	78	108	Store, Retail	27	2	2.33	0.724	181	2	0.26	0.893	25	3	3.74	0.847	341
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		2,205	3,041						11,299				706				11,022
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
730	01.700.30 - Central Storage	4,249	5,860	Warehouse, Dry	29	2	0.14	0.724	594	2	0.26	0.893	1,361	3	2.40	0.847	11,912
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	120	165	Garage, Parking	13	3	0.09	0.724	11	3	0.13	0.893	19	3	0.84	0.847	118
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		4,369	6,025						605				1,380				12,030
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**55,294**	**76,259**						**128,726**				**17,687**				**317,125**
	Cost / SF by Category	**76,259**							**1.69**		**/gsf**		**0.23**		**/gsf**		**4.16**
		72.51%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Livingst(	Cost / SF	Service Level
Gross SF	**76,259**		
Total O&M+Util		**12.04**	
O&M Net of			
Energy	3.42	8.62	
Water & Sewer	0.83	11.22	
Subtotal - Energy/Wtr/Sew.	4.25	7.80	
Net of All Utilities	**0.80**	**7.00**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	9,329	12,866	College Lecture Classroom	8	3	0.56	0.92	6,622	3	0.06	0.939	725	3	0.05	0.933	600
115	01.100.15 - Classroom Service	86	119	College Lecture Classroom	8	3	0.56	0.92	61	3	0.06	0.939	7	3	0.05	0.933	6
		9,415	12,985						6,683				732				606
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	27,028	37,276	Laboratory, General	18	3	0.92	0.92	31,516	3	0.06	0.939	2,100	3	0.05	0.933	1,739
215	01.200.15 - Class Laboratory Service	2,332	3,216	Laboratory, General	18	3	0.92	0.92	2,719	3	0.06	0.939	181	3	0.05	0.933	150
220	01.200.20 - Open Laboratory	832	1,147	Laboratory, General	18	3	0.92	0.92	970	3	0.06	0.939	65	3	0.05	0.933	54
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		30,192	41,639						35,205				2,346				1,942
	Office Facilities																
310	01.300.10 - Office	3,502	4,830	Office Building, 2 story	23	3	0.54	0.92	2,397	3	0.06	0.939	272	3	0.05	0.933	225
315	01.300.15 - Office Service	963	1,328	Office Building, 2 story	23	3	0.54	0.92	659	3	0.06	0.939	75	3	0.05	0.933	62
		4,465	6,158						3,056				347				287
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	701	967	College Lecture Classroom	8	3	0.56	0.92	498	3	0.06	0.939	54	3	0.05	0.933	45
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	2,029	2,798	College Lecture Classroom	8	3	0.56	0.92	1,440	3	0.06	0.939	158	3	0.05	0.933	131
685	01.600.85 - Meeting Room Service	394	543	College Lecture Classroom	8	3	0.56	0.92	280	3	0.06	0.939	31	3	0.05	0.933	25
		3,124	4,308						2,217				243				201
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	1,524	2,102	Office Building, 2 story	23	3	0.54	0.92	1,043	3	0.06	0.939	118	3	0.05	0.933	98
		1,524	2,102						1,043				118				98
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	1,457	2,009	Cafeteria	4	3	0.90	0.92	1,662	3	0.06	0.939	113	3	1.03	0.933	1,931
635	01.600.35 - Food Facility Service	423	583	Cafeteria	4	3	0.90	0.92	483	3	0.06	0.939	33	3	1.03	0.933	561
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	247	341	Office Building, 2 story	23	3	0.54	0.92	169	3	0.06	0.939	19	3	0.05	0.933	16
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	78	108	Store, Retail	27	3	0.56	0.92	55	3	0.06	0.939	6	3	0.05	0.933	5
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		2,205	3,041						2,369				171				2,513
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
730	01.700.30 - Central Storage	4,249	5,860	Warehouse, Dry	29	3	0.32	0.92	1,723	3	0.06	0.939	330	3	0.01	0.933	55
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	120	165	Garage, Parking	13	3	0.29	0.92	44	3	0.06	0.939	9	3	0.01	0.933	2
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		4,369	6,025						1,767				339				56
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**55,294**	**76,259**						**52,340**				**4,296**				**5,703**
	Cost / SF by Category	**76,259**					**/gsf**		**0.69**		**/gsf**		**0.06**		**/gsf**		**0.07**
		72.51%															
					0												

Summary Data

	TCAT - Livingst(	Cost / SF	Service Level
Gross SF	76,259		
Total O&M+Util		**12.04**	
O&M Net of			
Energy	3.42	8.62	
Water & Sewer	0.83	11.22	
Subtotal - Energy/Wtr/Sew.	4.25	7.80	
Net of All Utilities	**0.80**	**7.00**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	9,329	12,866	College Lecture Classroom	8	3	0.04	0.73	374	3	0.06	0.81	625	99,145	7.71
115	01.100.15 - Classroom Service	86	119	College Lecture Classroom	8	3	0.04	0.73	3	3	0.06	0.81	6	914	7.71
		9,415	12,985						378				630	100,059	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	27,028	37,276	Laboratory, General	18	3	0.04	0.73	1,084	3	0.10	0.81	3,016	581,118	15.59
215	01.200.15 - Class Laboratory Service	2,332	3,216	Laboratory, General	18	3	0.04	0.73	94	3	0.10	0.81	260	50,139	15.59
220	01.200.20 - Open Laboratory	832	1,147	Laboratory, General	18	3	0.04	0.73	33	3	0.10	0.81	93	17,888	15.59
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		30,192	41,639						1,211				3,369	649,146	
	Office Facilities														
310	01.300.10 - Office	3,502	4,830	Office Building, 2 story	23	3	0.04	0.73	140	3	0.07	0.81	274	37,298	7.72
315	01.300.15 - Office Service	963	1,328	Office Building, 2 story	23	3	0.04	0.73	39	3	0.07	0.81	75	10,256	7.72
		4,465	6,158						179				349	47,554	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	701	967	College Lecture Classroom	8	3	0.04	0.73	28	3	0.06	0.81	47	7,450	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	2,029	2,798	College Lecture Classroom	8	3	0.04	0.73	81	3	0.06	0.81	136	21,563	7.71
685	01.600.85 - Meeting Room Service	394	543	College Lecture Classroom	8	3	0.04	0.73	16	3	0.06	0.81	26	4,187	7.71
		3,124	4,308						125				209	33,200	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	1,524	2,102	Office Building, 2 story	23	3	0.04	0.73	61	3	0.07	0.81	119	16,231	7.72
		1,524	2,102						61				119	16,231	7.72
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Livingston					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	1,457	2,009	Cafeteria	4	3	0.04	0.73	58	3	0.13	0.81	211	36,206	18.02
635	01.600.35 - Food Facility Service	423	583	Cafeteria	4	3	0.04	0.73	17	3	0.13	0.81	61	10,511	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	247	341	Office Building, 2 story	23	3	0.04	0.73	10	3	0.07	0.81	19	2,631	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	78	108	Store, Retail	27	3	0.04	0.73	3	3	0.34	0.81	30	968	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		2,205	3,041						88				322	50,316	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
730	01.700.30 - Central Storage	4,249	5,860	Warehouse, Dry	29	3	0.04	0.73	170	3	0.11	0.81	521	21,693	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	120	165	Garage, Parking	13	3	0.04	0.73	5	3	0.07	0.81	9	288	1.74
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		4,369	6,025						175				531	21,981	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Livingston**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**55,294**	**76,259**						**2,218**				**5,528**	**918,488**	
	Cost / SF by Category	**76,259**					**/gsf**		**0.03**		**/gsf**		**0.07**	**12.04**	**/ GSF**
		72.51%											**Adjustments:**		
					0										

Summary Data

	TCAT - Livingst(	Cost / SF	Service Level
Gross SF	76,259		
Total O&M+Util		**12.04**	
O&M Net of			
Energy	3.42	8.62	
Water & Sewer	0.83	11.22	
Subtotal - Energy/Wtr/Sew.	4.25	7.80	
Net of All Utilities	**0.80**	**7.00**	

Energy:	**(260,962)**	
Water/Sewer:	**(63,001)**	
Telecom:	**(60,901)**	
	533,624	
	7.00	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - McKenzie**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	1,298	2,026	College Lecture Classroom	8	2	1.91	0.743	2,874	2	0.26	0.924	487	3	2.37	0.858	4,119
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		1,298	2,026						2,874				487				4,119
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	21,524	33,588	Laboratory, General	18	2	2.58	0.743	64,386	2	0.26	0.924	8,069	3	6.85	0.858	197,406
215	01.200.15 - Class Laboratory Service	1,311	2,046	Laboratory, General	18	2	2.58	0.743	3,922	2	0.26	0.924	491	3	6.85	0.858	12,024
220	01.200.20 - Open Laboratory	914	1,426	Laboratory, General	18	2	2.58	0.743	2,734	2	0.26	0.924	343	3	6.85	0.858	8,383
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		23,749	37,060						71,042				8,903				217,813
	Office Facilities																
310	01.300.10 - Office	2,525	3,940	Office Building, 2 story	23	2	2.53	0.743	7,407	2	0.26	0.924	947	3	2.54	0.858	8,587
315	01.300.15 - Office Service	768	1,198	Office Building, 2 story	23	2	2.53	0.743	2,253	2	0.26	0.924	288	3	2.54	0.858	2,612
		3,293	5,139						9,660				1,235				11,199
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	624	974	College Lecture Classroom	8	2	1.91	0.743	1,382	2	0.26	0.924	234	3	2.37	0.858	1,980
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		624	974						1,382				234				1,980
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - McKenzie					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	586	914	Office Building, 2 story	23	2	2.53	0.743	1,719	2	0.26	0.924	220	3	2.54	0.858	1,993
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	137	214	Store, Retail	27	2	2.33	0.743	370	2	0.26	0.924	51	3	3.74	0.858	686
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		723	1,128						2,089				271				2,679
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	1,395	2,177	Garage, Parking	13	3	0.09	0.743	146	3	0.13	0.924	261	3	0.84	0.858	1,569
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		1,395	2,177						146				261				1,569
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - McKenzie**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**31,082**	**48,503**						**87,192**				**11,391**				**239,358**
	Cost / SF by Category	**48,503**							**1.80**		**/gsf**		**0.23**		**/gsf**		**4.93**
		64.08%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - McKenz	Cost / SF	Service Level
Gross SF	**48,503**		
Total O&M+Util		**13.49**	
O&M Net of			
Energy	4.27	9.22	
Water & Sewer	0.45	13.04	
Subtotal - Energy/Wtr/Sew.	4.72	8.77	
Net of All Utilities	**0.87**	**7.91**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - McKenzie**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	1,298	2,026	College Lecture Classroom	8	3	0.56	0.91	1,031	3	0.06	0.857	104	3	0.05	0.944	96
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		1,298	2,026						1,031				104				96
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	21,524	33,588	Laboratory, General	18	3	0.92	0.91	28,089	3	0.06	0.857	1,727	3	0.05	0.944	1,585
215	01.200.15 - Class Laboratory Service	1,311	2,046	Laboratory, General	18	3	0.92	0.91	1,711	3	0.06	0.857	105	3	0.05	0.944	97
220	01.200.20 - Open Laboratory	914	1,426	Laboratory, General	18	3	0.92	0.91	1,193	3	0.06	0.857	73	3	0.05	0.944	67
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		23,749	37,060						30,993				1,906				1,749
	Office Facilities																
310	01.300.10 - Office	2,525	3,940	Office Building, 2 story	23	3	0.54	0.91	1,934	3	0.06	0.857	203	3	0.05	0.944	186
315	01.300.15 - Office Service	768	1,198	Office Building, 2 story	23	3	0.54	0.91	588	3	0.06	0.857	62	3	0.05	0.944	57
		3,293	5,139						2,522				264				243
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	624	974	College Lecture Classroom	8	3	0.56	0.91	496	3	0.06	0.857	50	3	0.05	0.944	46
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		624	974						496				50				46
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - McKenzie					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	586	914	Office Building, 2 story	23	3	0.54	0.91	449	3	0.06	0.857	47	3	0.05	0.944	43
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	137	214	Store, Retail	27	3	0.56	0.91	109	3	0.06	0.857	11	3	0.05	0.944	10
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		723	1,128						558				58				53
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	1,395	2,177	Garage, Parking	13	3	0.29	0.91	574	3	0.06	0.857	112	3	0.01	0.944	21
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		1,395	2,177						574				112				21
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - McKenzie**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**31,082**	**48,503**						**36,173**				**2,494**				**2,207**
	Cost / SF by Category	**48,503**					**/gsf**		**0.75**		**/gsf**		**0.05**		**/gsf**		**0.05**
		64.08%															
					0												

Summary Data

	TCAT - McKenz	Cost / SF	Service Level
Gross SF	48,503		
Total O&M+Util		**13.49**	
O&M Net of			
Energy	4.27	9.22	
Water & Sewer	0.45	13.04	
Subtotal - Energy/Wtr/Sew.	4.72	8.77	
Net of All Utilities	**0.87**	**7.91**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - McKenzie**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	1,298	2,026	College Lecture Classroom	8	3	0.04	0.57	46	3	0.06	0.77	94	14,837	7.32
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		1,298	2,026						46				94	14,837	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	21,524	33,588	Laboratory, General	18	3	0.04	0.57	767	3	0.10	0.77	2,596	525,886	15.66
215	01.200.15 - Class Laboratory Service	1,311	2,046	Laboratory, General	18	3	0.04	0.57	47	3	0.10	0.77	158	32,031	15.66
220	01.200.20 - Open Laboratory	914	1,426	Laboratory, General	18	3	0.04	0.57	33	3	0.10	0.77	110	22,331	15.66
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		23,749	37,060						846				2,865	580,249	
	Office Facilities														
310	01.300.10 - Office	2,525	3,940	Office Building, 2 story	23	3	0.04	0.57	90	3	0.07	0.77	213	30,274	7.68
315	01.300.15 - Office Service	768	1,198	Office Building, 2 story	23	3	0.04	0.57	27	3	0.07	0.77	65	9,208	7.68
		3,293	5,139						117				278	39,483	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	624	974	College Lecture Classroom	8	3	0.04	0.57	22	3	0.06	0.77	45	7,133	7.32
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		624	974						22				45	7,133	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - McKenzie					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	586	914	Office Building, 2 story	23	3	0.04	0.57	21	3	0.07	0.77	49	7,026	7.68
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	137	214	Store, Retail	27	3	0.04	0.57	5	3	0.34	0.77	56	1,918	8.97
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		723	1,128						26				106	8,944	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	1,395	2,177	Garage, Parking	13	3	0.04	0.57	50	3	0.07	0.77	118	3,801	1.75
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		1,395	2,177						50				118	3,801	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - McKenzie**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**31,082**	**48,503**						**1,108**				**3,505**	**654,446**	
	Cost / SF by Category	**48,503**					**/gsf**		**0.02**		**/gsf**		**0.07**	**13.49**	**/ GSF**
		64.08%											**Adjustments:**		
					0										

Summary Data

	TCAT - McKenz	Cost / SF	Service Level
Gross SF	**48,503**		
Total O&M+Util		**13.49**	
O&M Net of			
Energy	4.27	9.22	
Water & Sewer	0.45	13.04	
Subtotal - Energy/Wtr/Sew.	4.72	8.77	
Net of All Utilities	**0.87**	**7.91**	

Energy:	**(207,072)**	
Water/Sewer:	**(21,839)**	
Telecom:	**(42,106)**	
	383,429	
	7.91	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	6,948	8,608	College Lecture Classroom	8	2	1.91	0.724	11,904	2	0.26	0.893	1,999	3	2.37	0.847	17,280
115	01.100.15 - Classroom Service	72	89	College Lecture Classroom	8	2	1.91	0.724	123	2	0.26	0.893	21	3	2.37	0.847	179
		7,020	8,698						12,027				2,019				17,459
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	15,527	19,238	Laboratory, General	18	2	2.58	0.724	35,934	2	0.26	0.893	4,467	3	6.85	0.847	111,615
215	01.200.15 - Class Laboratory Service	1,794	2,223	Laboratory, General	18	2	2.58	0.724	4,152	2	0.26	0.893	516	3	6.85	0.847	12,896
220	01.200.20 - Open Laboratory	1,248	1,546	Laboratory, General	18	2	2.58	0.724	2,888	2	0.26	0.893	359	3	6.85	0.847	8,971
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		18,569	23,006						42,974				5,342				133,482
	Office Facilities																
310	01.300.10 - Office	3,493	4,328	Office Building, 2 story	23	2	2.53	0.724	7,927	2	0.26	0.893	1,005	3	2.54	0.847	9,311
315	01.300.15 - Office Service	1,111	1,376	Office Building, 2 story	23	2	2.53	0.724	2,521	2	0.26	0.893	320	3	2.54	0.847	2,961
		4,604	5,704						10,449				1,324				12,272
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	624	773	College Lecture Classroom	8	2	1.91	0.724	1,069	2	0.26	0.893	180	3	2.37	0.847	1,552
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	1,272	1,576	College Lecture Classroom	8	2	1.91	0.724	2,179	2	0.26	0.893	366	3	2.37	0.847	3,164
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		1,896	2,349						3,248				545				4,716
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	64	79	Office Building, 2 story	23	2	2.53	0.724	145	2	0.26	0.893	18	3	2.54	0.847	171
		64	79						145				18				171
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	1,064	1,318	Cafeteria	4	2	5.59	0.724	5,335	2	0.26	0.893	306	3	4.53	0.847	5,058
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	573	710	Store, Retail	27	2	2.33	0.724	1,198	2	0.26	0.893	165	3	3.74	0.847	2,249
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		1,637	2,028						6,533				471				7,307
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	630	781	Data Center	11	2	1.21	0.724	684	2	0.26	0.893	181	3	17.27	0.847	11,418
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
730	01.700.30 - Central Storage	1,760	2,181	Warehouse, Dry	29	2	0.14	0.724	221	2	0.26	0.893	506	3	2.40	0.847	4,433
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		2,390	2,961						905				688				15,850
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**36,180**	**44,826**						**76,281**				**10,408**				**191,257**
	Cost / SF by Category	**44,826**							**1.70**		**/gsf**		**0.23**		**/gsf**		**4.27**
		80.71%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - McMinnv	Cost / SF	Service Level
Gross SF	**44,826**		
Total O&M+Util		**12.82**	
O&M Net of			
Energy	4.02	8.80	
Water & Sewer	0.86	11.96	
Subtotal - Energy/Wtr/Sew.	4.88	7.94	
Net of All Utilities	**0.80**	**7.14**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**				**3**			
	Classroom Facilities																
110	01.100.10 - Classroom	6,948	8,608	College Lecture Classroom	8	3	0.56	0.92	4,430	3	0.06	0.939	485	3	0.05	0.933	402
115	01.100.15 - Classroom Service	72	89	College Lecture Classroom	8	3	0.56	0.92	46	3	0.06	0.939	5	3	0.05	0.933	4
		7,020	8,698						4,476				490				406
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	15,527	19,238	Laboratory, General	18	3	0.92	0.92	16,265	3	0.06	0.939	1,084	3	0.05	0.933	897
215	01.200.15 - Class Laboratory Service	1,794	2,223	Laboratory, General	18	3	0.92	0.92	1,879	3	0.06	0.939	125	3	0.05	0.933	104
220	01.200.20 - Open Laboratory	1,248	1,546	Laboratory, General	18	3	0.92	0.92	1,307	3	0.06	0.939	87	3	0.05	0.933	72
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		18,569	23,006						19,452				1,296				1,073
	Office Facilities																
310	01.300.10 - Office	3,493	4,328	Office Building, 2 story	23	3	0.54	0.92	2,148	3	0.06	0.939	244	3	0.05	0.933	202
315	01.300.15 - Office Service	1,111	1,376	Office Building, 2 story	23	3	0.54	0.92	683	3	0.06	0.939	78	3	0.05	0.933	64
		4,604	5,704						2,831				321				266
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	624	773	College Lecture Classroom	8	3	0.56	0.92	398	3	0.06	0.939	44	3	0.05	0.933	36
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	1,272	1,576	College Lecture Classroom	8	3	0.56	0.92	811	3	0.06	0.939	89	3	0.05	0.933	74
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		1,896	2,349						1,209				132				110
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	64	79	Office Building, 2 story	23	3	0.54	0.92	39	3	0.06	0.939	4	3	0.05	0.933	4
		64	79						39				4				4
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	1,064	1,318	Cafeteria	4	3	0.90	0.92	1,090	3	0.06	0.939	74	3	1.03	0.933	1,267
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	573	710	Store, Retail	27	3	0.56	0.92	365	3	0.06	0.939	40	3	0.05	0.933	33
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		1,637	2,028						1,456				114				1,300
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	630	781	Data Center	11	3	2.29	0.92	1,643	3	0.06	0.939	44	3	0.05	0.933	36
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
730	01.700.30 - Central Storage	1,760	2,181	Warehouse, Dry	29	3	0.32	0.92	641	3	0.06	0.939	123	3	0.01	0.933	20
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		2,390	2,961						2,284				167				57
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**36,180**	**44,826**						**31,746**				**2,525**				**3,215**
	Cost / SF by Category	**44,826**					**/gsf**		**0.71**		**/gsf**		**0.06**		**/gsf**		**0.07**
		80.71%															
					0												

Summary Data

	TCAT - McMinnv	Cost / SF	Service Level
Gross SF	44,826		
Total O&M+Util		**12.82**	
O&M Net of			
Energy	4.02	8.80	
Water & Sewer	0.86	11.96	
Subtotal - Energy/Wtr/Sew.	4.88	7.94	
Net of All Utilities	**0.80**	**7.14**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	6,948	8,608	College Lecture Classroom	8	3	0.04	0.73	250	3	0.06	0.81	418	66,334	7.71
115	01.100.15 - Classroom Service	72	89	College Lecture Classroom	8	3	0.04	0.73	3	3	0.06	0.81	4	687	7.71
		7,020	8,698						253				422	67,021	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	15,527	19,238	Laboratory, General	18	3	0.04	0.73	559	3	0.10	0.81	1,556	299,908	15.59
215	01.200.15 - Class Laboratory Service	1,794	2,223	Laboratory, General	18	3	0.04	0.73	65	3	0.10	0.81	180	34,652	15.59
220	01.200.20 - Open Laboratory	1,248	1,546	Laboratory, General	18	3	0.04	0.73	45	3	0.10	0.81	125	24,105	15.59
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		18,569	23,006						669				1,861	358,666	
	Office Facilities														
310	01.300.10 - Office	3,493	4,328	Office Building, 2 story	23	3	0.04	0.73	126	3	0.07	0.81	245	33,421	7.72
315	01.300.15 - Office Service	1,111	1,376	Office Building, 2 story	23	3	0.04	0.73	40	3	0.07	0.81	78	10,630	7.72
		4,604	5,704						166				323	44,051	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	624	773	College Lecture Classroom	8	3	0.04	0.73	22	3	0.06	0.81	38	5,957	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	1,272	1,576	College Lecture Classroom	8	3	0.04	0.73	46	3	0.06	0.81	76	12,144	7.71
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		1,896	2,349						68				114	18,101	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	64	79	Office Building, 2 story	23	3	0.04	0.73	2	3	0.07	0.81	4	612	7.72
		64	79						2				4	612	7.72
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - McMinnville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	1,064	1,318	Cafeteria	4	3	0.04	0.73	38	3	0.13	0.81	139	23,752	18.02
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	573	710	Store, Retail	27	3	0.04	0.73	21	3	0.34	0.81	195	6,391	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		1,637	2,028						59				334	30,143	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	630	781	Data Center	11	3	0.04	0.73	23	3	0.11	0.81	69	48,120	61.65
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
730	01.700.30 - Central Storage	1,760	2,181	Warehouse, Dry	29	3	0.04	0.73	63	3	0.11	0.81	194	8,072	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		2,390	2,961						86				264	56,192	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - McMinnville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**36,180**	**44,826**						**1,304**				**3,322**	**574,786**	
	Cost / SF by Category	**44,826**					**/gsf**		**0.03**		**/gsf**		**0.07**	**12.82**	**/ GSF**
		80.71%											**Adjustments:**		
					0										

Summary Data

	TCAT - McMinnv	Cost / SF	Service Level
Gross SF	**44,826**		
Total O&M+Util		**12.82**	
O&M Net of			
Energy	4.02	8.80	
Water & Sewer	0.86	11.96	
Subtotal - Energy/Wtr/Sew.	4.88	7.94	
Net of All Utilities	**0.80**	**7.14**	

Energy:	**(180,293)**	
Water/Sewer:	**(38,494)**	
Telecom:	**(35,940)**	
	320,059	
	7.14	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	36,518	51,313	College Lecture Classroom	8	2	1.91	0.743	72,820	2	0.26	0.924	12,327	3	2.37	0.858	104,343
115	01.100.15 - Classroom Service	884	1,242	College Lecture Classroom	8	2	1.91	0.743	1,763	2	0.26	0.924	298	3	2.37	0.858	2,526
		37,402	52,555						74,583				12,626				106,869
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	58,265	81,871	Laboratory, General	18	2	2.58	0.743	156,942	2	0.26	0.924	19,669	3	6.85	0.858	481,180
215	01.200.15 - Class Laboratory Service	5,631	7,912	Laboratory, General	18	2	2.58	0.743	15,168	2	0.26	0.924	1,901	3	6.85	0.858	46,503
220	01.200.20 - Open Laboratory	765	1,075	Laboratory, General	18	2	2.58	0.743	2,061	2	0.26	0.924	258	3	6.85	0.858	6,318
225	01.200.25 - Open Laboratory Service	216	304	Laboratory, General	18	2	2.58	0.743	582	2	0.26	0.924	73	3	6.85	0.858	1,784
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		64,877	91,162						174,752				21,901				535,785
	Office Facilities																
310	01.300.10 - Office	11,766	16,533	Office Building, 2 story	23	2	2.53	0.743	31,079	2	0.26	0.924	3,972	3	2.54	0.858	36,031
315	01.300.15 - Office Service	3,280	4,609	Office Building, 2 story	23	2	2.53	0.743	8,664	2	0.26	0.924	1,107	3	2.54	0.858	10,044
		15,046	21,142						39,742				5,079				46,075
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	920	1,293	College Lecture Classroom	8	2	1.91	0.743	1,835	2	0.26	0.924	311	3	2.37	0.858	2,629
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	2,088	2,934	College Lecture Classroom	8	2	1.91	0.743	4,164	2	0.26	0.924	705	3	2.37	0.858	5,966
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		3,008	4,227						5,998				1,015				8,595
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	3,684	5,177	Cafeteria	4	2	5.59	0.743	21,500	2	0.26	0.924	1,244	3	4.53	0.858	20,120
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	1,179	1,657	Office Building, 2 story	23	2	2.53	0.743	3,114	2	0.26	0.924	398	3	2.54	0.858	3,610
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	695	977	Store, Retail	27	2	2.33	0.743	1,691	2	0.26	0.924	235	3	3.74	0.858	3,134
665	01.600.65 - Merchandising Service	569	800	Store, Retail	27	2	2.33	0.743	1,384	2	0.26	0.924	192	3	3.74	0.858	2,566
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		6,127	8,609						27,689				2,068				29,430
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	129	181	Data Center	11	2	1.21	0.743	163	2	0.26	0.924	44	3	17.27	0.858	2,686
715	01.700.15 - Central Computer or Telecommunicati	73	103	Data Center	11	2	1.21	0.743	92	2	0.26	0.924	25	3	17.27	0.858	1,520
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	6,920	9,724	Warehouse, Dry	29	2	0.14	0.743	1,011	2	0.26	0.924	2,336	3	2.40	0.858	20,023
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	1,344	1,889	Garage, Parking	13	3	0.09	0.743	126	3	0.13	0.924	227	3	0.84	0.858	1,361
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		8,466	11,896						1,393				2,631				25,590
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**134,926**	**189,591**						**324,157**				**45,320**				**752,344**
	Cost / SF by Category	**189,591**							**1.71**		**/gsf**		**0.24**		**/gsf**		**3.97**
		71.17%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Memph	Cost / SF	Service Level
Gross SF	**189,591**		
Total O&M+Util		**11.52**	
O&M Net of			
Energy	3.29	8.23	
Water & Sewer	0.66	10.86	
Subtotal - Energy/Wtr/Sew.	3.94	7.57	
Net of All Utilities	**0.78**	**6.79**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	36,518	51,313	College Lecture Classroom	8	3	0.56	0.91	26,120	3	0.06	0.857	2,639	3	0.05	0.944	2,422
115	01.100.15 - Classroom Service	884	1,242	College Lecture Classroom	8	3	0.56	0.91	632	3	0.06	0.857	64	3	0.05	0.944	59
		37,402	52,555						26,753				2,702				2,481
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	58,265	81,871	Laboratory, General	18	3	0.92	0.91	68,467	3	0.06	0.857	4,210	3	0.05	0.944	3,864
215	01.200.15 - Class Laboratory Service	5,631	7,912	Laboratory, General	18	3	0.92	0.91	6,617	3	0.06	0.857	407	3	0.05	0.944	373
220	01.200.20 - Open Laboratory	765	1,075	Laboratory, General	18	3	0.92	0.91	899	3	0.06	0.857	55	3	0.05	0.944	51
225	01.200.25 - Open Laboratory Service	216	304	Laboratory, General	18	3	0.92	0.91	254	3	0.06	0.857	16	3	0.05	0.944	14
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		64,877	91,162						76,237				4,688				4,303
	Office Facilities																
310	01.300.10 - Office	11,766	16,533	Office Building, 2 story	23	3	0.54	0.91	8,115	3	0.06	0.857	850	3	0.05	0.944	780
315	01.300.15 - Office Service	3,280	4,609	Office Building, 2 story	23	3	0.54	0.91	2,262	3	0.06	0.857	237	3	0.05	0.944	218
		15,046	21,142						10,378				1,087				998
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	920	1,293	College Lecture Classroom	8	3	0.56	0.91	658	3	0.06	0.857	66	3	0.05	0.944	61
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	2,088	2,934	College Lecture Classroom	8	3	0.56	0.91	1,493	3	0.06	0.857	151	3	0.05	0.944	138
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		3,008	4,227						2,152				217				199
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	3,684	5,177	Cafeteria	4	3	0.90	0.91	4,235	3	0.06	0.857	266	3	1.03	0.944	5,033
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	1,179	1,657	Office Building, 2 story	23	3	0.54	0.91	813	3	0.06	0.857	85	3	0.05	0.944	78
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	695	977	Store, Retail	27	3	0.56	0.91	497	3	0.06	0.857	50	3	0.05	0.944	46
665	01.600.65 - Merchandising Service	569	800	Store, Retail	27	3	0.56	0.91	407	3	0.06	0.857	41	3	0.05	0.944	38
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		6,127	8,609						5,952				443				5,195
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	129	181	Data Center	11	3	2.29	0.91	377	3	0.06	0.857	9	3	0.05	0.944	9
715	01.700.15 - Central Computer or Telecommunicati	73	103	Data Center	11	3	2.29	0.91	214	3	0.06	0.857	5	3	0.05	0.944	5
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	6,920	9,724	Warehouse, Dry	29	3	0.32	0.91	2,828	3	0.06	0.857	500	3	0.01	0.944	92
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	1,344	1,889	Garage, Parking	13	3	0.29	0.91	498	3	0.06	0.857	97	3	0.01	0.944	18
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		8,466	11,896						3,917				612				123
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**134,926**	**189,591**						**125,388**				**9,749**				**13,299**
	Cost / SF by Category	**189,591**					**/gsf**		**0.66**		**/gsf**		**0.05**		**/gsf**		**0.07**
		71.17%															
					0												

Summary Data

	TCAT - Memph	Cost / SF	Service Level
Gross SF	189,591		
Total O&M+Util		**11.52**	
O&M Net of			
Energy	3.29	8.23	
Water & Sewer	0.66	10.86	
Subtotal - Energy/Wtr/Sew.	3.94	7.57	
Net of All Utilities	**0.78**	**6.79**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	36,518	51,313	College Lecture Classroom	8	3	0.04	0.57	1,172	3	0.06	0.77	2,380	375,869	7.32
115	01.100.15 - Classroom Service	884	1,242	College Lecture Classroom	8	3	0.04	0.57	28	3	0.06	0.77	58	9,099	7.32
		37,402	52,555						1,200				2,438	384,967	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	58,265	81,871	Laboratory, General	18	3	0.04	0.57	1,870	3	0.10	0.77	6,329	1,281,856	15.66
215	01.200.15 - Class Laboratory Service	5,631	7,912	Laboratory, General	18	3	0.04	0.57	181	3	0.10	0.77	612	123,885	15.66
220	01.200.20 - Open Laboratory	765	1,075	Laboratory, General	18	3	0.04	0.57	25	3	0.10	0.77	83	16,830	15.66
225	01.200.25 - Open Laboratory Service	216	304	Laboratory, General	18	3	0.04	0.57	7	3	0.10	0.77	23	4,752	15.66
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		64,877	91,162						2,082				7,047	1,427,323	
	Office Facilities														
310	01.300.10 - Office	11,766	16,533	Office Building, 2 story	23	3	0.04	0.57	378	3	0.07	0.77	895	127,030	7.68
315	01.300.15 - Office Service	3,280	4,609	Office Building, 2 story	23	3	0.04	0.57	105	3	0.07	0.77	249	35,412	7.68
		15,046	21,142						483				1,144	162,442	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	920	1,293	College Lecture Classroom	8	3	0.04	0.57	30	3	0.06	0.77	60	9,469	7.32
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	2,088	2,934	College Lecture Classroom	8	3	0.04	0.57	67	3	0.06	0.77	136	21,491	7.32
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		3,008	4,227						97				196	30,960	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	3,684	5,177	Cafeteria	4	3	0.04	0.57	118	3	0.13	0.77	520	92,182	17.81
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	1,179	1,657	Office Building, 2 story	23	3	0.04	0.57	38	3	0.07	0.77	90	12,729	7.68
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	695	977	Store, Retail	27	3	0.04	0.57	22	3	0.34	0.77	257	8,762	8.97
665	01.600.65 - Merchandising Service	569	800	Store, Retail	27	3	0.04	0.57	18	3	0.34	0.77	210	7,174	8.97
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		6,127	8,609						197				1,077	120,847	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	129	181	Data Center	11	3	0.04	0.57	4	3	0.11	0.77	15	11,348	62.61
715	01.700.15 - Central Computer or Telecommunicati	73	103	Data Center	11	3	0.04	0.57	2	3	0.11	0.77	9	6,422	62.61
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	6,920	9,724	Warehouse, Dry	29	3	0.04	0.57	222	3	0.11	0.77	827	36,085	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	1,344	1,889	Garage, Parking	13	3	0.04	0.57	43	3	0.07	0.77	102	3,297	1.75
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		8,466	11,896						272				953	57,152	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Memphis**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**134,926**	**189,591**						**4,330**				**12,854**	**2,183,691**	
	Cost / SF by Category	**189,591**					**/gsf**		**0.02**		**/gsf**		**0.07**	**11.52**	**/ GSF**
		71.17%											**Adjustments:**		
					0										

Summary Data

	TCAT - Memph	Cost / SF	Service Level
Gross SF	189,591		
Total O&M+Util		**11.52**	
O&M Net of			
Energy	3.29	8.23	
Water & Sewer	0.66	10.86	
Subtotal - Energy/Wtr/Sew.	3.94	7.57	
Net of All Utilities	**0.78**	**6.79**	

Energy:	**(623,397)**	
Water/Sewer:	**(124,459)**	
Telecom:	**(148,394)**	
	1,287,442	
	6.79	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	26,096	35,347	College Lecture Classroom	8	2	1.91	0.676	45,639	2	0.26	0.885	8,133	3	2.37	0.807	67,605
115	01.100.15 - Classroom Service	532	721	College Lecture Classroom	8	2	1.91	0.676	930	2	0.26	0.885	166	3	2.37	0.807	1,378
		26,628	36,068						46,569				8,299				68,983
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
215	01.200.15 - Class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		0	0						-				-				-
	Office Facilities																
310	01.300.10 - Office	7,092	9,606	Office Building, 2 story	23	2	2.53	0.676	16,429	2	0.26	0.885	2,210	3	2.54	0.807	19,690
315	01.300.15 - Office Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		7,092	9,606						16,429				2,210				19,690
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	488	661	College Lecture Classroom	8	2	1.91	0.676	853	2	0.26	0.885	152	3	2.37	0.807	1,264
355	01.300.55 - Conference Room Service	254	344	College Lecture Classroom	8	2	1.91	0.676	444	2	0.26	0.885	79	3	2.37	0.807	658
680	01.600.80 - Meeting Room	1,779	2,410	College Lecture Classroom	8	2	1.91	0.676	3,111	2	0.26	0.885	554	3	2.37	0.807	4,609
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		2,521	3,415						4,409				786				6,531
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	3,328	4,508	Cafeteria	4	2	5.59	0.676	17,034	2	0.26	0.885	1,037	3	4.53	0.807	16,479
635	01.600.35 - Food Facility Service	273	370	Cafeteria	4	2	5.59	0.676	1,397	2	0.26	0.885	85	3	4.53	0.807	1,352
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	130	176	Office Building, 2 story	23	2	2.53	0.676	301	2	0.26	0.885	41	3	2.54	0.807	361
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	625	847	Store, Retail	27	2	2.33	0.676	1,333	2	0.26	0.885	195	3	3.74	0.807	2,555
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		4,356	5,900						20,066				1,358				20,747
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
720	01.700.20 - Shop	46,626	63,155	Maintenance Shop	20	2	1.51	0.676	64,466	2	0.26	0.885	14,532	3	3.25	0.807	165,640
725	01.700.25 - Shop Service	241	326	Maintenance Shop	20	2	1.51	0.676	333	2	0.26	0.885	75	3	3.25	0.807	856
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	12,713	17,220	Warehouse, Dry	29	2	0.14	0.676	1,630	2	0.26	0.885	3,962	3	2.40	0.807	33,351
		59,580	80,701						66,429				18,569				199,847
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**100,177**	**135,690**						**153,902**				**31,222**				**315,798**
	Cost / SF by Category	**135,690**							**1.13**		**/gsf**		**0.23**		**/gsf**		**2.33**
		73.83%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Morristo	Cost / SF	Service Level
Gross SF	**135,690**		
Total O&M+Util		**7.50**	
O&M Net of			
Energy	1.66	5.84	
Water & Sewer	0.79	6.71	
Subtotal - Energy/Wtr/Sew.	2.45	5.05	
Net of All Utilities	**0.49**	**4.55**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	26,096	35,347	College Lecture Classroom	8	3	0.56	1.00	19,794	3	0.06	0.791	1,678	3	0.05	0.921	1,628
115	01.100.15 - Classroom Service	532	721	College Lecture Classroom	8	3	0.56	1.00	404	3	0.06	0.791	34	3	0.05	0.921	33
		26,628	36,068						20,198				1,712				1,661
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
215	01.200.15 - Class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Office Facilities																
310	01.300.10 - Office	7,092	9,606	Office Building, 2 story	23	3	0.54	1.00	5,187	3	0.06	0.791	456	3	0.05	0.921	442
315	01.300.15 - Office Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		7,092	9,606						5,187				456				442
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	488	661	College Lecture Classroom	8	3	0.56	1.00	370	3	0.06	0.791	31	3	0.05	0.921	30
355	01.300.55 - Conference Room Service	254	344	College Lecture Classroom	8	3	0.56	1.00	193	3	0.06	0.791	16	3	0.05	0.921	16
680	01.600.80 - Meeting Room	1,779	2,410	College Lecture Classroom	8	3	0.56	1.00	1,349	3	0.06	0.791	114	3	0.05	0.921	111
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		2,521	3,415						1,912				162				157
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	3,328	4,508	Cafeteria	4	3	0.90	1.00	4,057	3	0.06	0.791	214	3	1.03	0.921	4,276
635	01.600.35 - Food Facility Service	273	370	Cafeteria	4	3	0.90	1.00	333	3	0.06	0.791	18	3	1.03	0.921	351
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	130	176	Office Building, 2 story	23	3	0.54	1.00	95	3	0.06	0.791	8	3	0.05	0.921	8
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	625	847	Store, Retail	27	3	0.56	1.00	474	3	0.06	0.791	40	3	0.05	0.921	39
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		4,356	5,900						4,959				280				4,674
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
720	01.700.20 - Shop	46,626	63,155	Maintenance Shop	20	3	0.58	1.00	36,630	3	0.06	0.791	2,997	3	0.05	0.921	2,908
725	01.700.25 - Shop Service	241	326	Maintenance Shop	20	3	0.58	1.00	189	3	0.06	0.791	15	3	0.05	0.921	15
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	12,713	17,220	Warehouse, Dry	29	3	0.32	1.00	5,510	3	0.06	0.791	817	3	0.01	0.921	159
		59,580	80,701						42,330				3,830				3,082
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**100,177**	**135,690**						**74,586**				**6,440**				**10,017**
	Cost / SF by Category	**135,690**					**/gsf**		**0.55**		**/gsf**		**0.05**		**/gsf**		**0.07**
		73.83%															
					0												

Summary Data

	TCAT - Morristo	Cost / SF	Service Level
Gross SF	135,690		
Total O&M+Util		**7.50**	
O&M Net of			
Energy	1.66	5.84	
Water & Sewer	0.79	6.71	
Subtotal - Energy/Wtr/Sew.	2.45	5.05	
Net of All Utilities	**0.49**	**4.55**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	26,096	35,347	College Lecture Classroom	8	3	0.04	1.00	1,414	3	0.06	1.00	2,121	263,600	7.46
115	01.100.15 - Classroom Service	532	721	College Lecture Classroom	8	3	0.04	1.00	29	3	0.06	1.00	43	5,374	7.46
		26,628	36,068						1,443				2,164	268,974	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
215	01.200.15 - Class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		0	0						-				-	-	
	Office Facilities														
310	01.300.10 - Office	7,092	9,606	Office Building, 2 story	23	3	0.04	1.00	384	3	0.07	1.00	672	72,136	7.51
315	01.300.15 - Office Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		7,092	9,606						384				672	72,136	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	488	661	College Lecture Classroom	8	3	0.04	1.00	26	3	0.06	1.00	40	4,929	7.46
355	01.300.55 - Conference Room Service	254	344	College Lecture Classroom	8	3	0.04	1.00	14	3	0.06	1.00	21	2,566	7.46
680	01.600.80 - Meeting Room	1,779	2,410	College Lecture Classroom	8	3	0.04	1.00	96	3	0.06	1.00	145	17,970	7.46
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		2,521	3,415						137				205	25,465	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Morristown					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	2			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	3,328	4,508	Cafeteria	4	3	0.04	1.00	180	3	0.13	1.00	586	78,777	17.48
635	01.600.35 - Food Facility Service	273	370	Cafeteria	4	3	0.04	1.00	15	3	0.13	1.00	48	6,462	17.48
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	130	176	Office Building, 2 story	23	3	0.04	1.00	7	3	0.07	1.00	12	1,322	7.51
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	625	847	Store, Retail	27	3	0.04	1.00	34	3	0.34	1.00	288	7,441	8.79
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		4,356	5,900						236				934	94,003	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
720	01.700.20 - Shop	46,626	63,155	Maintenance Shop	20	3	0.04	1.00	2,526	3	0.23	1.00	14,526	491,989	7.79
725	01.700.25 - Shop Service	241	326	Maintenance Shop	20	3	0.04	1.00	13	3	0.23	1.00	75	2,543	7.79
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	12,713	17,220	Warehouse, Dry	29	3	0.04	1.00	689	3	0.11	1.00	1,894	62,563	3.63
		59,580	80,701						3,228				16,495	557,095	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Morristown**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**100,177**	**135,690**						**5,428**				**20,471**	**1,017,673**	
	Cost / SF by Category	**135,690**					**/gsf**		**0.04**		**/gsf**		**0.15**	**7.50**	**/ GSF**
		73.83%											**Adjustments:**		
					0										

Summary Data

	TCAT - Morristo	Cost / SF	Service Level
Gross SF	**135,690**		
Total O&M+Util		**7.50**	
O&M Net of			
Energy	1.66	5.84	
Water & Sewer	0.79	6.71	
Subtotal - Energy/Wtr/Sew.	2.45	5.05	
Net of All Utilities	**0.49**	**4.55**	

Energy:	**(225,289)**	
Water/Sewer:	**(107,822)**	
Telecom:	**(66,698)**	
	617,864	
	4.55	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
	Classroom Facilities																
110	01.100.10 - Classroom	6,665	8,115	College Lecture Classroom	8	2	1.91	0.724	11,221	2	0.26	0.893	1,884	3	2.37	0.847	16,289
115	01.100.15 - Classroom Service	2,945	3,586	College Lecture Classroom	8	2	1.91	0.724	4,958	2	0.26	0.893	832	3	2.37	0.847	7,198
		9,610	11,700						16,179				2,717				23,487
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	26,150	31,837	Laboratory, General	18	2	2.58	0.724	59,470	2	0.26	0.893	7,392	3	6.85	0.847	184,719
215	01.200.15 - Class Laboratory Service	210	256	Laboratory, General	18	2	2.58	0.724	478	2	0.26	0.893	59	3	6.85	0.847	1,483
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		26,360	32,093						59,947				7,451				186,203
	Office Facilities																
310	01.300.10 - Office	2,193	2,670	Office Building, 2 story	23	2	2.53	0.724	4,891	2	0.26	0.893	620	3	2.54	0.847	5,744
315	01.300.15 - Office Service	1,269	1,545	Office Building, 2 story	23	2	2.53	0.724	2,830	2	0.26	0.893	359	3	2.54	0.847	3,324
		3,462	4,215						7,721				979				9,068
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	387	471	College Lecture Classroom	8	2	1.91	0.724	652	2	0.26	0.893	109	3	2.37	0.847	946
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		387	471						652				109				946
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	925	1,126	Cafeteria	4	2	5.59	0.724	4,558	2	0.26	0.893	261	3	4.53	0.847	4,321
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	1,692	2,060	Office Building, 2 story	23	2	2.53	0.724	3,773	2	0.26	0.893	478	3	2.54	0.847	4,432
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	102	124	Store, Retail	27	2	2.33	0.724	209	2	0.26	0.893	29	3	3.74	0.847	393
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		2,719	3,310						8,541				769				9,146
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
715	01.700.15 - Central Computer or Telecommunicati	133	162	Data Center	11	2	1.21	0.724	142	2	0.26	0.893	38	3	17.27	0.847	2,369
720	01.700.20 - Shop	3,320	4,042	Maintenance Shop	20	2	1.51	0.724	4,419	2	0.26	0.893	938	3	3.25	0.847	11,127
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
730	01.700.30 - Central Storage	985	1,199	Warehouse, Dry	29	2	0.14	0.724	122	2	0.26	0.893	278	3	2.40	0.847	2,438
735	01.700.35 - Central Storage Service	1,398	1,702	Warehouse, Dry	29	2	0.14	0.724	173	2	0.26	0.893	395	3	2.40	0.847	3,460
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		5,836	7,105						4,855				1,650				19,393
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**48,374**	**58,895**						**97,894**				**13,674**				**248,243**
	Cost / SF by Category	**58,895**							**1.66**		**/gsf**		**0.23**		**/gsf**		**4.22**
		82.14%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Murfreesb	Cost / SF	Service Level
Gross SF	**58,895**		
Total O&M+Util		**12.17**	
O&M Net of			
Energy	3.55	8.62	
Water & Sewer	0.80	11.37	
Subtotal - Energy/Wtr/Sew.	4.35	7.82	
Net of All Utilities	**0.79**	**7.03**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	6,665	8,115	College Lecture Classroom	8	3	0.56	0.92	4,176	3	0.06	0.939	457	3	0.05	0.933	379
115	01.100.15 - Classroom Service	2,945	3,586	College Lecture Classroom	8	3	0.56	0.92	1,845	3	0.06	0.939	202	3	0.05	0.933	167
		9,610	11,700						6,021				659				546
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	26,150	31,837	Laboratory, General	18	3	0.92	0.92	26,918	3	0.06	0.939	1,794	3	0.05	0.933	1,485
215	01.200.15 - Class Laboratory Service	210	256	Laboratory, General	18	3	0.92	0.92	216	3	0.06	0.939	14	3	0.05	0.933	12
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		26,360	32,093						27,134				1,808				1,497
	Office Facilities																
310	01.300.10 - Office	2,193	2,670	Office Building, 2 story	23	3	0.54	0.92	1,325	3	0.06	0.939	150	3	0.05	0.933	125
315	01.300.15 - Office Service	1,269	1,545	Office Building, 2 story	23	3	0.54	0.92	767	3	0.06	0.939	87	3	0.05	0.933	72
		3,462	4,215						2,092				237				197
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	387	471	College Lecture Classroom	8	3	0.56	0.92	242	3	0.06	0.939	27	3	0.05	0.933	22
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		387	471						242				27				22
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	925	1,126	Cafeteria	4	3	0.90	0.92	931	3	0.06	0.939	63	3	1.03	0.933	1,082
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	1,692	2,060	Office Building, 2 story	23	3	0.54	0.92	1,022	3	0.06	0.939	116	3	0.05	0.933	96
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	102	124	Store, Retail	27	3	0.56	0.92	64	3	0.06	0.939	7	3	0.05	0.933	6
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		2,719	3,310						2,018				187				1,184
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
715	01.700.15 - Central Computer or Telecommunicati	133	162	Data Center	11	3	2.29	0.92	341	3	0.06	0.939	9	3	0.05	0.933	8
720	01.700.20 - Shop	3,320	4,042	Maintenance Shop	20	3	0.58	0.92	2,155	3	0.06	0.939	228	3	0.05	0.933	189
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
730	01.700.30 - Central Storage	985	1,199	Warehouse, Dry	29	3	0.32	0.92	353	3	0.06	0.939	68	3	0.01	0.933	11
735	01.700.35 - Central Storage Service	1,398	1,702	Warehouse, Dry	29	3	0.32	0.92	501	3	0.06	0.939	96	3	0.01	0.933	16
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		5,836	7,105						3,348				400				223
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**48,374**	**58,895**						**40,856**				**3,318**				**3,669**
	Cost / SF by Category	**58,895**					**/gsf**		**0.69**		**/gsf**		**0.06**		**/gsf**		**0.06**
		82.14%															
					0												

Summary Data

	TCAT - Murfreesb	Cost / SF	Service Level
Gross SF	58,895		
Total O&M+Util		**12.17**	
O&M Net of			
Energy	3.55	8.62	
Water & Sewer	0.80	11.37	
Subtotal - Energy/Wtr/Sew.	4.35	7.82	
Net of All Utilities	**0.79**	**7.03**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	6,665	8,115	College Lecture Classroom	8	3	0.04	0.73	236	3	0.06	0.81	394	62,529	7.71
115	01.100.15 - Classroom Service	2,945	3,586	College Lecture Classroom	8	3	0.04	0.73	104	3	0.06	0.81	174	27,629	7.71
		9,610	11,700						340				568	90,158	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	26,150	31,837	Laboratory, General	18	3	0.04	0.73	926	3	0.10	0.81	2,576	496,338	15.59
215	01.200.15 - Class Laboratory Service	210	256	Laboratory, General	18	3	0.04	0.73	7	3	0.10	0.81	21	3,986	15.59
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		26,360	32,093						933				2,596	500,324	
	Office Facilities														
310	01.300.10 - Office	2,193	2,670	Office Building, 2 story	23	3	0.04	0.73	78	3	0.07	0.81	151	20,619	7.72
315	01.300.15 - Office Service	1,269	1,545	Office Building, 2 story	23	3	0.04	0.73	45	3	0.07	0.81	87	11,931	7.72
		3,462	4,215						123				239	32,550	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	387	471	College Lecture Classroom	8	3	0.04	0.73	14	3	0.06	0.81	23	3,631	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		387	471						14				23	3,631	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	925	1,126	Cafeteria	4	3	0.04	0.73	33	3	0.13	0.81	118	20,291	18.02
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	1,692	2,060	Office Building, 2 story	23	3	0.04	0.73	60	3	0.07	0.81	117	15,908	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	102	124	Store, Retail	27	3	0.04	0.73	4	3	0.34	0.81	34	1,118	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		2,719	3,310						96				269	37,318	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	133	162	Data Center	11	3	0.04	0.73	5	3	0.11	0.81	14	9,982	61.65
720	01.700.20 - Shop	3,320	4,042	Maintenance Shop	20	3	0.04	0.73	118	3	0.23	0.81	752	32,185	7.96
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
730	01.700.30 - Central Storage	985	1,199	Warehouse, Dry	29	3	0.04	0.73	35	3	0.11	0.81	107	4,439	3.70
735	01.700.35 - Central Storage Service	1,398	1,702	Warehouse, Dry	29	3	0.04	0.73	49	3	0.11	0.81	151	6,301	3.70
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		5,836	7,105						207				1,025	52,908	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Murfreesboro**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**48,374**	**58,895**						**1,713**				**4,720**	**716,888**	
	Cost / SF by Category	**58,895**					**/gsf**		**0.03**		**/gsf**		**0.08**	**12.17**	**/ GSF**
		82.14%											**Adjustments:**		
					0										

Summary Data

	TCAT - Murfreesb	Cost / SF	Service Level
Gross SF	**58,895**		
Total O&M+Util		**12.17**	
O&M Net of			
Energy	3.55	8.62	
Water & Sewer	0.80	11.37	
Subtotal - Energy/Wtr/Sew.	4.35	7.82	
Net of All Utilities	**0.79**	**7.03**	

Energy:	**(209,310)**	
Water/Sewer:	**(47,047)**	
Telecom:	**(46,445)**	
	414,087	
	7.03	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	10,230	13,555	College Lecture Classroom	8	2	1.91	0.724	18,744	2	0.26	0.893	3,147	3	2.37	0.847	27,210
115	01.100.15 - Classroom Service	39	52	College Lecture Classroom	8	2	1.91	0.724	71	2	0.26	0.893	12	3	2.37	0.847	104
		10,269	13,606						18,816				3,159				27,313
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	38,276	50,716	Laboratory, General	18	2	2.58	0.724	94,733	2	0.26	0.893	11,775	3	6.85	0.847	294,250
215	01.200.15 - Class Laboratory Service	10,502	13,915	Laboratory, General	18	2	2.58	0.724	25,992	2	0.26	0.893	3,231	3	6.85	0.847	80,735
220	01.200.20 - Open Laboratory	10,432	13,822	Laboratory, General	18	2	2.58	0.724	25,819	2	0.26	0.893	3,209	3	6.85	0.847	80,197
225	01.200.25 - Open Laboratory Service	1,599	2,119	Laboratory, General	18	2	2.58	0.724	3,958	2	0.26	0.893	492	3	6.85	0.847	12,292
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		60,809	80,572						150,502				18,707				467,475
	Office Facilities																
310	01.300.10 - Office	7,049	9,340	Office Building, 2 story	23	2	2.53	0.724	17,108	2	0.26	0.893	2,169	3	2.54	0.847	20,094
315	01.300.15 - Office Service	3,252	4,309	Office Building, 2 story	23	2	2.53	0.724	7,893	2	0.26	0.893	1,000	3	2.54	0.847	9,270
		10,301	13,649						25,001				3,169				29,364
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	293	388	College Lecture Classroom	8	2	1.91	0.724	537	2	0.26	0.893	90	3	2.37	0.847	779
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		293	388						537				90				779
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	25	33	Day Care Center	12	2	2.51	0.724	60	2	0.26	0.893	8	3	2.75	0.847	77
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	213	282	Office Building, 2 story	23	2	2.53	0.724	517	2	0.26	0.893	66	3	2.54	0.847	607
		238	315						577				73				684
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	2,091	2,771	College Auditorium	6	2	4.49	0.724	9,006	2	0.26	0.893	643	3	3.49	0.847	8,190
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
635	01.600.35 - Food Facility Service	1,276	1,691	Cafeteria	4	2	5.59	0.724	6,843	2	0.26	0.893	393	3	4.53	0.847	6,487
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	592	784	Office Building, 2 story	23	2	2.53	0.724	1,437	2	0.26	0.893	182	3	2.54	0.847	1,688
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	688	912	Store, Retail	27	2	2.33	0.724	1,538	2	0.26	0.893	212	3	3.74	0.847	2,888
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		4,647	6,157						18,824				1,430				19,252
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	540	716	Data Center	11	2	1.21	0.724	627	2	0.26	0.893	166	3	17.27	0.847	10,466
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	216	286	Maintenance Shop	20	2	1.51	0.724	313	2	0.26	0.893	66	3	3.25	0.847	788
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
735	01.700.35 - Central Storage Service	305	404	Warehouse, Dry	29	2	0.14	0.724	41	2	0.26	0.893	94	3	2.40	0.847	822
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		1,061	1,406						981				326				12,075
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**87,618**	**116,094**						**215,237**				**26,955**				**556,944**
	Cost / SF by Category	**116,094**							**1.85**		**/gsf**		**0.23**		**/gsf**		**4.80**
		75.47%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Nashvill	Cost / SF	Service Level
Gross SF	**116,094**		
Total O&M+Util		**13.73**	
O&M Net of			
Energy	4.26	9.47	
Water & Sewer	0.74	12.99	
Subtotal - Energy/Wtr/Sew.	5.01	8.73	
Net of All Utilities	**0.87**	**7.86**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	10,230	13,555	College Lecture Classroom	8	3	0.56	0.92	6,976	3	0.06	0.939	764	3	0.05	0.933	632
115	01.100.15 - Classroom Service	39	52	College Lecture Classroom	8	3	0.56	0.92	27	3	0.06	0.939	3	3	0.05	0.933	2
		10,269	13,606						7,002				767				635
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	38,276	50,716	Laboratory, General	18	3	0.92	0.92	42,879	3	0.06	0.939	2,857	3	0.05	0.933	2,366
215	01.200.15 - Class Laboratory Service	10,502	13,915	Laboratory, General	18	3	0.92	0.92	11,765	3	0.06	0.939	784	3	0.05	0.933	649
220	01.200.20 - Open Laboratory	10,432	13,822	Laboratory, General	18	3	0.92	0.92	11,687	3	0.06	0.939	779	3	0.05	0.933	645
225	01.200.25 - Open Laboratory Service	1,599	2,119	Laboratory, General	18	3	0.92	0.92	1,791	3	0.06	0.939	119	3	0.05	0.933	99
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		60,809	80,572						68,122				4,539				3,759
	Office Facilities																
310	01.300.10 - Office	7,049	9,340	Office Building, 2 story	23	3	0.54	0.92	4,635	3	0.06	0.939	526	3	0.05	0.933	436
315	01.300.15 - Office Service	3,252	4,309	Office Building, 2 story	23	3	0.54	0.92	2,138	3	0.06	0.939	243	3	0.05	0.933	201
		10,301	13,649						6,773				769				637
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	293	388	College Lecture Classroom	8	3	0.56	0.92	200	3	0.06	0.939	22	3	0.05	0.933	18
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		293	388						200				22				18
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	25	33	Day Care Center	12	3	0.68	0.92	21	3	0.06	0.939	2	3	0.05	0.933	2
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	213	282	Office Building, 2 story	23	3	0.54	0.92	140	3	0.06	0.939	16	3	0.05	0.933	13
		238	315						161				18				15
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	2,091	2,771	College Auditorium	6	3	0.48	0.92	1,222	3	0.06	0.939	156	3	0.05	0.933	129
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
635	01.600.35 - Food Facility Service	1,276	1,691	Cafeteria	4	3	0.90	0.92	1,398	3	0.06	0.939	95	3	1.03	0.933	1,625
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	592	784	Office Building, 2 story	23	3	0.54	0.92	389	3	0.06	0.939	44	3	0.05	0.933	37
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	688	912	Store, Retail	27	3	0.56	0.92	469	3	0.06	0.939	51	3	0.05	0.933	43
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		4,647	6,157						3,479				347				1,833
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	540	716	Data Center	11	3	2.29	0.92	1,506	3	0.06	0.939	40	3	0.05	0.933	33
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	216	286	Maintenance Shop	20	3	0.58	0.92	153	3	0.06	0.939	16	3	0.05	0.933	13
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
735	01.700.35 - Central Storage Service	305	404	Warehouse, Dry	29	3	0.32	0.92	119	3	0.06	0.939	23	3	0.01	0.933	4
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		1,061	1,406						1,777				79				50
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**87,618**	**116,094**						**87,515**				**6,541**				**6,947**
	Cost / SF by Category	**116,094**					**/gsf**		**0.75**		**/gsf**		**0.06**		**/gsf**		**0.06**
		75.47%															
					0												

Summary Data

	TCAT - Nashvill	Cost / SF	Service Level
Gross SF	116,094		
Total O&M+Util		**13.73**	
O&M Net of			
Energy	4.26	9.47	
Water & Sewer	0.74	12.99	
Subtotal - Energy/Wtr/Sew.	5.01	8.73	
Net of All Utilities	**0.87**	**7.86**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	10,230	13,555	College Lecture Classroom	8	3	0.04	0.73	394	3	0.06	0.81	658	104,449	7.71
115	01.100.15 - Classroom Service	39	52	College Lecture Classroom	8	3	0.04	0.73	2	3	0.06	0.81	3	398	7.71
		10,269	13,606						396				660	104,847	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	38,276	50,716	Laboratory, General	18	3	0.04	0.73	1,475	3	0.10	0.81	4,103	790,647	15.59
215	01.200.15 - Class Laboratory Service	10,502	13,915	Laboratory, General	18	3	0.04	0.73	405	3	0.10	0.81	1,126	216,934	15.59
220	01.200.20 - Open Laboratory	10,432	13,822	Laboratory, General	18	3	0.04	0.73	402	3	0.10	0.81	1,118	215,488	15.59
225	01.200.25 - Open Laboratory Service	1,599	2,119	Laboratory, General	18	3	0.04	0.73	62	3	0.10	0.81	171	33,030	15.59
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		60,809	80,572						2,343				6,518	1,256,099	
	Office Facilities														
310	01.300.10 - Office	7,049	9,340	Office Building, 2 story	23	3	0.04	0.73	272	3	0.07	0.81	529	72,128	7.72
315	01.300.15 - Office Service	3,252	4,309	Office Building, 2 story	23	3	0.04	0.73	125	3	0.07	0.81	244	33,276	7.72
		10,301	13,649						397				773	105,403	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	293	388	College Lecture Classroom	8	3	0.04	0.73	11	3	0.06	0.81	19	2,992	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		293	388						11				19	2,992	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	25	33	Day Care Center	12	3	0.04	0.73	1	3	0.23	0.81	6	266	8.03
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	213	282	Office Building, 2 story	23	3	0.04	0.73	8	3	0.07	0.81	16	2,179	7.72
		238	315						9				22	2,445	7.75
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Nashville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	2,091	2,771	College Auditorium	6	3	0.04	0.73	81	3	0.11	0.81	247	29,704	10.72
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
635	01.600.35 - Food Facility Service	1,276	1,691	Cafeteria	4	3	0.04	0.73	49	3	0.13	0.81	178	30,463	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	592	784	Office Building, 2 story	23	3	0.04	0.73	23	3	0.07	0.81	44	6,058	7.72
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	688	912	Store, Retail	27	3	0.04	0.73	27	3	0.34	0.81	251	8,206	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		4,647	6,157						179				720	74,431	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	540	716	Data Center	11	3	0.04	0.73	21	3	0.11	0.81	64	44,109	61.65
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	216	286	Maintenance Shop	20	3	0.04	0.73	8	3	0.23	0.81	53	2,279	7.96
730	01.700.30 - Central Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
735	01.700.35 - Central Storage Service	305	404	Warehouse, Dry	29	3	0.04	0.73	12	3	0.11	0.81	36	1,496	3.70
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		1,061	1,406						41				153	47,884	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Nashville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**87,618**	**116,094**						**3,376**				**8,865**	**1,594,103**	
	Cost / SF by Category	**116,094**					**/gsf**		**0.03**		**/gsf**		**0.08**	**13.73**	**/ GSF**
		75.47%											**Adjustments:**		
					0										

Summary Data

	TCAT - Nashvill	Cost / SF	Service Level
Gross SF	**116,094**		
Total O&M+Util		**13.73**	
O&M Net of			
Energy	4.26	9.47	
Water & Sewer	0.74	12.99	
Subtotal - Energy/Wtr/Sew.	5.01	8.73	
Net of All Utilities	**0.87**	**7.86**	

Energy:	**(495,021)**	
Water/Sewer:	**(86,044)**	
Telecom:	**(100,660)**	
	912,378	
	7.86	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Newbern**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	2,456	3,363	College Lecture Classroom	8	2	1.91	0.743	4,772	2	0.26	0.924	808	3	2.37	0.858	6,838
115	01.100.15 - Classroom Service	53	73	College Lecture Classroom	8	2	1.91	0.743	103	2	0.26	0.924	17	3	2.37	0.858	148
		2,509	3,435						4,875				825				6,985
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	23,666	32,401	Laboratory, General	18	2	2.58	0.743	62,111	2	0.26	0.924	7,784	3	6.85	0.858	190,432
215	01.200.15 - Class Laboratory Service	1,535	2,102	Laboratory, General	18	2	2.58	0.743	4,029	2	0.26	0.924	505	3	6.85	0.858	12,352
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
225	01.200.25 - Open Laboratory Service	1,270	1,739	Laboratory, General	18	2	2.58	0.743	3,333	2	0.26	0.924	418	3	6.85	0.858	10,219
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		26,471	36,242						69,473				8,707				213,003
	Office Facilities																
310	01.300.10 - Office	2,750	3,765	Office Building, 2 story	23	2	2.53	0.743	7,078	2	0.26	0.924	905	3	2.54	0.858	8,205
315	01.300.15 - Office Service	485	664	Office Building, 2 story	23	2	2.53	0.743	1,248	2	0.26	0.924	160	3	2.54	0.858	1,447
		3,235	4,429						8,326				1,064				9,652
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	730	999	College Lecture Classroom	8	2	1.91	0.743	1,418	2	0.26	0.924	240	3	2.37	0.858	2,032
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		730	999						1,418				240				2,032
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Newbern					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	914	1,251	Office Building, 2 story	23	2	2.53	0.743	2,352	2	0.26	0.924	301	3	2.54	0.858	2,727
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		914	1,251						2,352				301				2,727
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	111	152	Data Center	11	2	1.21	0.743	137	2	0.26	0.924	37	3	17.27	0.858	2,252
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	1,301	1,781	Warehouse, Dry	29	2	0.14	0.743	185	2	0.26	0.924	428	3	2.40	0.858	3,668
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	400	548	Garage, Parking	13	3	0.09	0.743	37	3	0.13	0.924	66	3	0.84	0.858	395
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	191	261	Warehouse, Dry	29	2	0.14	0.743	27	2	0.26	0.924	63	3	2.40	0.858	538
		2,003	2,742						386				593				6,853
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Newbern**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**35,862**	**49,099**						**86,830**				**11,730**				**241,253**
	Cost / SF by Category	**49,099**							**1.77**		**/gsf**		**0.24**		**/gsf**		**4.91**
		73.04%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Newber	Cost / SF	Service Level
Gross SF	**49,099**		
Total O&M+Util		**13.48**	
O&M Net of			
Energy	4.29	9.19	
Water & Sewer	0.47	13.00	
Subtotal - Energy/Wtr/Sew.	4.76	8.71	
Net of All Utilities	**0.86**	**7.85**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Newbern**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	2,456	3,363	College Lecture Classroom	8	3	0.56	0.91	1,712	3	0.06	0.857	173	3	0.05	0.944	159
115	01.100.15 - Classroom Service	53	73	College Lecture Classroom	8	3	0.56	0.91	37	3	0.06	0.857	4	3	0.05	0.944	3
		2,509	3,435						1,749				177				162
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	23,666	32,401	Laboratory, General	18	3	0.92	0.91	27,097	3	0.06	0.857	1,666	3	0.05	0.944	1,529
215	01.200.15 - Class Laboratory Service	1,535	2,102	Laboratory, General	18	3	0.92	0.91	1,758	3	0.06	0.857	108	3	0.05	0.944	99
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
225	01.200.25 - Open Laboratory Service	1,270	1,739	Laboratory, General	18	3	0.92	0.91	1,454	3	0.06	0.857	89	3	0.05	0.944	82
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		26,471	36,242						30,308				1,864				1,711
	Office Facilities																
310	01.300.10 - Office	2,750	3,765	Office Building, 2 story	23	3	0.54	0.91	1,848	3	0.06	0.857	194	3	0.05	0.944	178
315	01.300.15 - Office Service	485	664	Office Building, 2 story	23	3	0.54	0.91	326	3	0.06	0.857	34	3	0.05	0.944	31
		3,235	4,429						2,174				228				209
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	730	999	College Lecture Classroom	8	3	0.56	0.91	509	3	0.06	0.857	51	3	0.05	0.944	47
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		730	999						509				51				47
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Newbern**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	914	1,251	Office Building, 2 story	23	3	0.54	0.91	614	3	0.06	0.857	64	3	0.05	0.944	59
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		914	1,251						614				64				59
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	111	152	Data Center	11	3	2.29	0.91	316	3	0.06	0.857	8	3	0.05	0.944	7
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	1,301	1,781	Warehouse, Dry	29	3	0.32	0.91	518	3	0.06	0.857	92	3	0.01	0.944	17
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	400	548	Garage, Parking	13	3	0.29	0.91	144	3	0.06	0.857	28	3	0.01	0.944	5
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	191	261	Warehouse, Dry	29	3	0.32	0.91	76	3	0.06	0.857	13	3	0.01	0.944	2
		2,003	2,742						1,055				141				32
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Newbern**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**35,862**	**49,099**						**36,409**				**2,525**				**2,220**
	Cost / SF by Category	**49,099**					**/gsf**		**0.74**		**/gsf**		**0.05**		**/gsf**		**0.05**
		73.04%															
					0												

Summary Data

	TCAT - Newber	Cost / SF	Service Level
Gross SF	49,099		
Total O&M+Util		**13.48**	
O&M Net of			
Energy	4.29	9.19	
Water & Sewer	0.47	13.00	
Subtotal - Energy/Wtr/Sew.	4.76	8.71	
Net of All Utilities	**0.86**	**7.85**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Newbern**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	2,456	3,363	College Lecture Classroom	8	3	0.04	0.57	77	3	0.06	0.77	156	24,631	7.32
115	01.100.15 - Classroom Service	53	73	College Lecture Classroom	8	3	0.04	0.57	2	3	0.06	0.77	3	532	7.32
		2,509	3,435						78				159	25,162	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	23,666	32,401	Laboratory, General	18	3	0.04	0.57	740	3	0.10	0.77	2,505	507,309	15.66
215	01.200.15 - Class Laboratory Service	1,535	2,102	Laboratory, General	18	3	0.04	0.57	48	3	0.10	0.77	162	32,905	15.66
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
225	01.200.25 - Open Laboratory Service	1,270	1,739	Laboratory, General	18	3	0.04	0.57	40	3	0.10	0.77	134	27,224	15.66
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		26,471	36,242						828				2,801	567,437	
	Office Facilities														
310	01.300.10 - Office	2,750	3,765	Office Building, 2 story	23	3	0.04	0.57	86	3	0.07	0.77	204	28,928	7.68
315	01.300.15 - Office Service	485	664	Office Building, 2 story	23	3	0.04	0.57	15	3	0.07	0.77	36	5,102	7.68
		3,235	4,429						101				240	34,030	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	730	999	College Lecture Classroom	8	3	0.04	0.57	23	3	0.06	0.77	46	7,321	7.32
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		730	999						23				46	7,321	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Newbern					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	914	1,251	Office Building, 2 story	23	3	0.04	0.57	29	3	0.07	0.77	68	9,615	7.68
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		914	1,251						29				68	9,615	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	111	152	Data Center	11	3	0.04	0.57	3	3	0.11	0.77	13	9,514	62.61
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	1,301	1,781	Warehouse, Dry	29	3	0.04	0.57	41	3	0.11	0.77	151	6,610	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	400	548	Garage, Parking	13	3	0.04	0.57	13	3	0.07	0.77	30	956	1.75
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	191	261	Warehouse, Dry	29	3	0.04	0.57	6	3	0.11	0.77	22	970	3.71
		2,003	2,742						63				216	18,051	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Newbern**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**35,862**	**49,099**						**1,121**				**3,531**	**661,617**	
	Cost / SF by Category	**49,099**					**/gsf**		**0.02**		**/gsf**		**0.07**	**13.48**	**/ GSF**
		73.04%											**Adjustments:**		
					0										

Summary Data

	TCAT - Newber	Cost / SF	Service Level
Gross SF	**49,099**		
Total O&M+Util		**13.48**	
O&M Net of			
Energy	4.29	9.19	
Water & Sewer	0.47	13.00	
Subtotal - Energy/Wtr/Sew.	4.76	8.71	
Net of All Utilities	**0.86**	**7.85**	

Energy:	**(210,562)**	
Water/Sewer:	**(23,222)**	
Telecom:	**(42,214)**	
	385,618	
	7.85	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	6,488	8,152	College Lecture Classroom	8	2	1.91	0.676	10,526	2	0.26	0.885	1,876	3	2.37	0.807	15,592
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		6,488	8,152						10,526				1,876				15,592
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	26,597	33,419	Laboratory, General	18	2	2.58	0.676	58,286	2	0.26	0.885	7,690	3	6.85	0.807	184,741
215	01.200.15 - Class Laboratory Service	1,847	2,321	Laboratory, General	18	2	2.58	0.676	4,048	2	0.26	0.885	534	3	6.85	0.807	12,829
220	01.200.20 - Open Laboratory	1,228	1,543	Laboratory, General	18	2	2.58	0.676	2,691	2	0.26	0.885	355	3	6.85	0.807	8,530
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.676	-	2	0.26	0.885	-	3	6.85	0.807	-
		29,672	37,283						65,025				8,579				206,099
	Office Facilities																
310	01.300.10 - Office	3,751	4,713	Office Building, 2 story	23	2	2.53	0.676	8,061	2	0.26	0.885	1,084	3	2.54	0.807	9,661
315	01.300.15 - Office Service	428	538	Office Building, 2 story	23	2	2.53	0.676	920	2	0.26	0.885	124	3	2.54	0.807	1,102
		4,179	5,251						8,981				1,208				10,763
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	517	650	College Lecture Classroom	8	2	1.91	0.676	839	2	0.26	0.885	149	3	2.37	0.807	1,242
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
680	01.600.80 - Meeting Room	1,865	2,343	College Lecture Classroom	8	2	1.91	0.676	3,026	2	0.26	0.885	539	3	2.37	0.807	4,482
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.676	-	2	0.26	0.885	-	3	2.37	0.807	-
		2,382	2,993						3,864				689				5,724
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.676	-	2	0.26	0.885	-	3	2.96	0.807	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.676	-	2	0.26	0.885	-	3	3.50	0.807	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
590	01.500.90 - Other (All Purpose)	768	965	Office Building, 2 story	23	2	2.53	0.676	1,650	2	0.26	0.885	222	3	2.54	0.807	1,978
		768	965						1,650				222				1,978
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Oneida/Huntsville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.676	-	2	0.26	0.885	-	3	14.43	0.807	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.676	-	2	0.26	0.885	-	3	5.27	0.807	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.676	-	2	0.26	0.885	-	3	3.49	0.807	-
630	01.600.30 - Food Facility	1,144	1,437	Cafeteria	4	2	5.59	0.676	5,432	2	0.26	0.885	331	3	4.53	0.807	5,255
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.676	-	2	0.26	0.885	-	3	4.53	0.807	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.676	-	2	0.26	0.885	-	3	2.75	0.807	-
650	01.600.50 - Lounge	800	1,005	Office Building, 2 story	23	2	2.53	0.676	1,719	2	0.26	0.885	231	3	2.54	0.807	2,060
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.676	-	2	0.26	0.885	-	3	2.54	0.807	-
660	01.600.60 - Merchandising	61	77	Store, Retail	27	2	2.33	0.676	121	2	0.26	0.885	18	3	3.74	0.807	231
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.676	-	2	0.26	0.885	-	3	2.99	0.807	-
		2,005	2,519						7,272				580				7,547
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	65	82	Data Center	11	2	1.21	0.676	67	2	0.26	0.885	19	3	17.27	0.807	1,138
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.676	-	2	0.26	0.885	-	3	17.27	0.807	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.676	-	2	0.26	0.885	-	3	3.25	0.807	-
730	01.700.30 - Central Storage	4,755	5,975	Warehouse, Dry	29	2	0.14	0.676	565	2	0.26	0.885	1,375	3	2.40	0.807	11,572
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.676	-	3	0.13	0.885	-	3	0.84	0.807	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.676	-	2	0.26	0.885	-	3	2.94	0.807	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.676	-	2	0.26	0.885	-	3	10.18	0.807	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.676	-	2	0.26	0.885	-	3	2.40	0.807	-
		4,820	6,056						632				1,394				12,710
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.676	-	2	0.26	0.885	-	3	3.74	0.807	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			0.676				0.885				0.807	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.676	-	2	0.26	0.885	-	3	3.91	0.807	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.676	-	2	0.26	0.885	-	3	4.77	0.807	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.676	-	0	-	0.885	-	0	-	0.807	-
		0	0						-				-				-
	TOTALS	**50,314**	**63,220**						**97,950**				**14,547**				**260,414**
	Cost / SF by Category	**63,220**							**1.55**		**/gsf**		**0.23**		**/gsf**		**4.12**
		79.59%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Oneida/Hun	Cost / SF	Service Level
Gross SF	**63,220**		
Total O&M+Util		**11.95**	
O&M Net of			
Energy	3.55	8.41	
Water & Sewer	0.70	11.25	
Subtotal - Energy/Wtr/Sew.	4.25	7.70	
Net of All Utilities	**0.80**	**6.90**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	2			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	6,488	8,152	College Lecture Classroom	8	3	0.56	1.00	4,565	3	0.06	0.791	387	3	0.05	0.921	375
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		6,488	8,152						4,565				387				375
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	26,597	33,419	Laboratory, General	18	3	0.92	1.00	30,746	3	0.06	0.791	1,586	3	0.05	0.921	1,539
215	01.200.15 - Class Laboratory Service	1,847	2,321	Laboratory, General	18	3	0.92	1.00	2,135	3	0.06	0.791	110	3	0.05	0.921	107
220	01.200.20 - Open Laboratory	1,228	1,543	Laboratory, General	18	3	0.92	1.00	1,420	3	0.06	0.791	73	3	0.05	0.921	71
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		29,672	37,283						34,300				1,769				1,717
	Office Facilities																
310	01.300.10 - Office	3,751	4,713	Office Building, 2 story	23	3	0.54	1.00	2,545	3	0.06	0.791	224	3	0.05	0.921	217
315	01.300.15 - Office Service	428	538	Office Building, 2 story	23	3	0.54	1.00	290	3	0.06	0.791	26	3	0.05	0.921	25
		4,179	5,251						2,836				249				242
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	517	650	College Lecture Classroom	8	3	0.56	1.00	364	3	0.06	0.791	31	3	0.05	0.921	30
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
680	01.600.80 - Meeting Room	1,865	2,343	College Lecture Classroom	8	3	0.56	1.00	1,312	3	0.06	0.791	111	3	0.05	0.921	108
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		2,382	2,993						1,676				142				138
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
590	01.500.90 - Other (All Purpose)	768	965	Office Building, 2 story	23	3	0.54	1.00	521	3	0.06	0.791	46	3	0.05	0.921	44
		768	965						521				46				44
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**				**3**			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	1.00	-	3	0.06	0.791	-	3	0.11	0.921	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
630	01.600.30 - Food Facility	1,144	1,437	Cafeteria	4	3	0.90	1.00	1,294	3	0.06	0.791	68	3	1.03	0.921	1,364
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	1.00	-	3	0.06	0.791	-	3	1.03	0.921	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
650	01.600.50 - Lounge	800	1,005	Office Building, 2 story	23	3	0.54	1.00	543	3	0.06	0.791	48	3	0.05	0.921	46
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
660	01.600.60 - Merchandising	61	77	Store, Retail	27	3	0.56	1.00	43	3	0.06	0.791	4	3	0.05	0.921	4
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
		2,005	2,519						1,879				120				1,413
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	65	82	Data Center	11	3	2.29	1.00	187	3	0.06	0.791	4	3	0.05	0.921	4
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
730	01.700.30 - Central Storage	4,755	5,975	Warehouse, Dry	29	3	0.32	1.00	1,912	3	0.06	0.791	284	3	0.01	0.921	55
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	1.00	-	3	0.06	0.791	-	3	0.01	0.921	-
		4,820	6,056						2,099				287				59
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Knoxville	**2**			1.00				0.791				0.921	
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	1.00	-	3	0.06	0.791	-	3	0.07	0.921	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	3	0.05	0.921	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	1.00	-	3	0.06	0.791	-	0	-	0.921	-
		0	0						-				-				-
	TOTALS	**50,314**	**63,220**						**47,877**				**3,000**				**3,989**
	Cost / SF by Category	**63,220**					**/gsf**		**0.76**		**/gsf**		**0.05**		**/gsf**		**0.06**
		79.59%															
					0												

Summary Data

	TCAT - Oneida/Hun	Cost / SF	Service Level
Gross SF	**63,220**		
Total O&M+Util		**11.95**	
O&M Net of			
Energy	3.55	8.41	
Water & Sewer	0.70	11.25	
Subtotal - Energy/Wtr/Sew.	4.25	7.70	
Net of All Utilities	**0.80**	**6.90**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	6,488	8,152	College Lecture Classroom	8	3	0.04	1.00	326	3	0.06	1.00	489	60,795	7.46
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		6,488	8,152						326				489	60,795	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	26,597	33,419	Laboratory, General	18	3	0.04	1.00	1,337	3	0.10	1.00	3,342	507,349	15.18
215	01.200.15 - Class Laboratory Service	1,847	2,321	Laboratory, General	18	3	0.04	1.00	93	3	0.10	1.00	232	35,232	15.18
220	01.200.20 - Open Laboratory	1,228	1,543	Laboratory, General	18	3	0.04	1.00	62	3	0.10	1.00	154	23,425	15.18
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	1.00	-	3	0.10	1.00	-	-	-
		29,672	37,283						1,491				3,728	566,005	
	Office Facilities														
310	01.300.10 - Office	3,751	4,713	Office Building, 2 story	23	3	0.04	1.00	189	3	0.07	1.00	330	35,393	7.51
315	01.300.15 - Office Service	428	538	Office Building, 2 story	23	3	0.04	1.00	22	3	0.07	1.00	38	4,038	7.51
		4,179	5,251						210				368	39,431	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	517	650	College Lecture Classroom	8	3	0.04	1.00	26	3	0.06	1.00	39	4,844	7.46
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
680	01.600.80 - Meeting Room	1,865	2,343	College Lecture Classroom	8	3	0.04	1.00	94	3	0.06	1.00	141	17,476	7.46
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	1.00	-	3	0.06	1.00	-	-	-
		2,382	2,993						120				180	22,320	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	1.00	-	3	0.09	1.00	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	1.00	-	3	0.33	1.00	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
590	01.500.90 - Other (All Purpose)	768	965	Office Building, 2 story	23	3	0.04	1.00	39	3	0.07	1.00	68	7,247	7.51
		768	965						39				68	7,247	7.51
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	1.00	-	3	0.27	1.00	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	1.00	-	3	0.10	1.00	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	1.00	-	3	1.37	1.00	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	1.00	-	3	0.11	1.00	-	-	-
630	01.600.30 - Food Facility	1,144	1,437	Cafeteria	4	3	0.04	1.00	57	3	0.13	1.00	187	25,121	17.48
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	1.00	-	3	0.13	1.00	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	1.00	-	3	0.23	1.00	-	-	-
650	01.600.50 - Lounge	800	1,005	Office Building, 2 story	23	3	0.04	1.00	40	3	0.07	1.00	70	7,548	7.51
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	1.00	-	3	0.07	1.00	-	-	-
660	01.600.60 - Merchandising	61	77	Store, Retail	27	3	0.04	1.00	3	3	0.34	1.00	26	674	8.79
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	1.00	-	3	0.34	1.00	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	1.00	-	3	0.07	1.00	-	-	-
		2,005	2,519						101				283	33,343	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	65	82	Data Center	11	3	0.04	1.00	3	3	0.11	1.00	9	4,941	60.50
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	1.00	-	3	0.11	1.00	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	1.00	-	3	0.23	1.00	-	-	-
730	01.700.30 - Central Storage	4,755	5,975	Warehouse, Dry	29	3	0.04	1.00	239	3	0.11	1.00	657	21,707	3.63
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	1.00	-	3	0.07	1.00	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	1.00	-	3	0.21	1.00	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	1.00	-	3	0.75	1.00	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	1.00	-	3	0.11	1.00	-	-	-
		4,820	6,056						242				666	26,649	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	1.00	-	3	0.27	1.00	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Oneida/Huntsville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Knoxville	**2**			1.00				1.00			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	1.00	-	3	0.21	1.00	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	1.00	-	3	0.11	1.00	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	1.00	-	0	-	1.00	-	-	-
		0	0						-				-	-	
	TOTALS	**50,314**	**63,220**						**2,529**				**5,782**	**755,790**	
	Cost / SF by Category	**63,220**					**/gsf**		**0.04**		**/gsf**		**0.09**	**11.95**	**/ GSF**
		79.59%											**Adjustments:**		
					0										

Summary Data

	TCAT - Oneida/Hun	Cost / SF	Service Level
Gross SF	63,220		
Total O&M+Util		**11.95**	
O&M Net of			
Energy	3.55	8.41	
Water & Sewer	0.70	11.25	
Subtotal - Energy/Wtr/Sew.	4.25	7.70	
Net of All Utilities	**0.80**	**6.90**	

Energy:	**(224,326)**	
Water/Sewer:	**(44,534)**	
Telecom:	**(50,843)**	
	436,087	
	6.90	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Paris**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	7,362	10,051	College Lecture Classroom	8	2	1.91	0.743	14,264	2	0.26	0.924	2,415	3	2.37	0.858	20,439
115	01.100.15 - Classroom Service	60	82	College Lecture Classroom	8	2	1.91	0.743	116	2	0.26	0.924	20	3	2.37	0.858	167
		7,422	10,133						14,380				2,434				20,605
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	21,870	29,859	Laboratory, General	18	2	2.58	0.743	57,237	2	0.26	0.924	7,173	3	6.85	0.858	175,489
215	01.200.15 - Class Laboratory Service	2,025	2,765	Laboratory, General	18	2	2.58	0.743	5,300	2	0.26	0.924	664	3	6.85	0.858	16,249
220	01.200.20 - Open Laboratory	494	674	Laboratory, General	18	2	2.58	0.743	1,293	2	0.26	0.924	162	3	6.85	0.858	3,964
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		24,389	33,298						63,830				7,999				195,702
	Office Facilities																
310	01.300.10 - Office	3,791	5,176	Office Building, 2 story	23	2	2.53	0.743	9,729	2	0.26	0.924	1,243	3	2.54	0.858	11,280
315	01.300.15 - Office Service	730	997	Office Building, 2 story	23	2	2.53	0.743	1,874	2	0.26	0.924	239	3	2.54	0.858	2,172
		4,521	6,172						11,603				1,483				13,452
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	316	431	College Lecture Classroom	8	2	1.91	0.743	612	2	0.26	0.924	104	3	2.37	0.858	877
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	1,600	2,184	College Lecture Classroom	8	2	1.91	0.743	3,100	2	0.26	0.924	525	3	2.37	0.858	4,442
685	01.600.85 - Meeting Room Service	60	82	College Lecture Classroom	8	2	1.91	0.743	116	2	0.26	0.924	20	3	2.37	0.858	167
		1,976	2,698						3,829				648				5,486
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Paris					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	1,560	2,130	Cafeteria	4	2	5.59	0.743	8,846	2	0.26	0.924	512	3	4.53	0.858	8,278
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	456	623	Store, Retail	27	2	2.33	0.743	1,078	2	0.26	0.924	150	3	3.74	0.858	1,998
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		2,016	2,752						9,924				661				10,276
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	1,950	2,662	Warehouse, Dry	29	2	0.14	0.743	277	2	0.26	0.924	640	3	2.40	0.858	5,482
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		1,950	2,662						277				640				5,482
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Paris**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**42,274**	**57,716**						**103,842**				**13,866**				**251,003**
	Cost / SF by Category	**57,716**							**1.80**		**/gsf**		**0.24**		**/gsf**		**4.35**
		73.24%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Paris	Cost / SF	Service Level
Gross SF	**57,716**		
Total O&M+Util		**12.41**	
O&M Net of			
Energy	3.67	8.74	
Water & Sewer	0.61	11.80	
Subtotal - Energy/Wtr/Sew.	4.28	8.13	
Net of All Utilities	**0.82**	**7.31**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Paris**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	7,362	10,051	College Lecture Classroom	8	3	0.56	0.91	5,116	3	0.06	0.857	517	3	0.05	0.944	474
115	01.100.15 - Classroom Service	60	82	College Lecture Classroom	8	3	0.56	0.91	42	3	0.06	0.857	4	3	0.05	0.944	4
		7,422	10,133						5,158				521				478
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	21,870	29,859	Laboratory, General	18	3	0.92	0.91	24,970	3	0.06	0.857	1,535	3	0.05	0.944	1,409
215	01.200.15 - Class Laboratory Service	2,025	2,765	Laboratory, General	18	3	0.92	0.91	2,312	3	0.06	0.857	142	3	0.05	0.944	130
220	01.200.20 - Open Laboratory	494	674	Laboratory, General	18	3	0.92	0.91	564	3	0.06	0.857	35	3	0.05	0.944	32
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		24,389	33,298						27,846				1,712				1,572
	Office Facilities																
310	01.300.10 - Office	3,791	5,176	Office Building, 2 story	23	3	0.54	0.91	2,541	3	0.06	0.857	266	3	0.05	0.944	244
315	01.300.15 - Office Service	730	997	Office Building, 2 story	23	3	0.54	0.91	489	3	0.06	0.857	51	3	0.05	0.944	47
		4,521	6,172						3,030				317				291
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	316	431	College Lecture Classroom	8	3	0.56	0.91	220	3	0.06	0.857	22	3	0.05	0.944	20
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	1,600	2,184	College Lecture Classroom	8	3	0.56	0.91	1,112	3	0.06	0.857	112	3	0.05	0.944	103
685	01.600.85 - Meeting Room Service	60	82	College Lecture Classroom	8	3	0.56	0.91	42	3	0.06	0.857	4	3	0.05	0.944	4
		1,976	2,698						1,373				139				127
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Paris					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	1,560	2,130	Cafeteria	4	3	0.90	0.91	1,742	3	0.06	0.857	110	3	1.03	0.944	2,071
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	456	623	Store, Retail	27	3	0.56	0.91	317	3	0.06	0.857	32	3	0.05	0.944	29
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		2,016	2,752						2,059				142				2,100
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	1,950	2,662	Warehouse, Dry	29	3	0.32	0.91	774	3	0.06	0.857	137	3	0.01	0.944	25
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		1,950	2,662						774				137				25
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Paris**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**42,274**	**57,716**						**40,241**				**2,968**				**4,594**
	Cost / SF by Category	**57,716**					**/gsf**		**0.70**		**/gsf**		**0.05**		**/gsf**		**0.08**
		73.24%															
					0												

Summary Data

	TCAT - Paris	Cost / SF	Service Level
Gross SF	57,716		
Total O&M+Util		**12.41**	
O&M Net of			
Energy	3.67	8.74	
Water & Sewer	0.61	11.80	
Subtotal - Energy/Wtr/Sew.	4.28	8.13	
Net of All Utilities	**0.82**	**7.31**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Paris**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	7,362	10,051	College Lecture Classroom	8	3	0.04	0.57	230	3	0.06	0.77	466	73,625	7.32
115	01.100.15 - Classroom Service	60	82	College Lecture Classroom	8	3	0.04	0.57	2	3	0.06	0.77	4	600	7.32
		7,422	10,133						231				470	74,225	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	21,870	29,859	Laboratory, General	18	3	0.04	0.57	682	3	0.10	0.77	2,308	467,499	15.66
215	01.200.15 - Class Laboratory Service	2,025	2,765	Laboratory, General	18	3	0.04	0.57	63	3	0.10	0.77	214	43,287	15.66
220	01.200.20 - Open Laboratory	494	674	Laboratory, General	18	3	0.04	0.57	15	3	0.10	0.77	52	10,560	15.66
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		24,389	33,298						761				2,574	521,346	
	Office Facilities														
310	01.300.10 - Office	3,791	5,176	Office Building, 2 story	23	3	0.04	0.57	118	3	0.07	0.77	280	39,768	7.68
315	01.300.15 - Office Service	730	997	Office Building, 2 story	23	3	0.04	0.57	23	3	0.07	0.77	54	7,658	7.68
		4,521	6,172						141				334	47,426	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	316	431	College Lecture Classroom	8	3	0.04	0.57	10	3	0.06	0.77	20	3,160	7.32
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	1,600	2,184	College Lecture Classroom	8	3	0.04	0.57	50	3	0.06	0.77	101	16,001	7.32
685	01.600.85 - Meeting Room Service	60	82	College Lecture Classroom	8	3	0.04	0.57	2	3	0.06	0.77	4	600	7.32
		1,976	2,698						62				125	19,761	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Paris					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	1,560	2,130	Cafeteria	4	3	0.04	0.57	49	3	0.13	0.77	214	37,927	17.81
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	456	623	Store, Retail	27	3	0.04	0.57	14	3	0.34	0.77	164	5,586	8.97
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		2,016	2,752						63				378	43,513	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	1,950	2,662	Warehouse, Dry	29	3	0.04	0.57	61	3	0.11	0.77	226	9,880	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		1,950	2,662						61				226	9,880	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Paris**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**42,274**	**57,716**						**1,318**				**4,107**	**716,151**	
	Cost / SF by Category	**57,716**					**/gsf**		**0.02**		**/gsf**		**0.07**	**12.41**	**/ GSF**
		73.24%											**Adjustments:**		
					0										

Summary Data

	TCAT - Paris	Cost / SF	Service Level
Gross SF	**57,716**		
Total O&M+Util		**12.41**	
O&M Net of			
Energy	3.67	8.74	
Water & Sewer	0.61	11.80	
Subtotal - Energy/Wtr/Sew.	4.28	8.13	
Net of All Utilities	**0.82**	**7.31**	

Energy:	**(211,773)**	
Water/Sewer:	**(35,256)**	
Telecom:	**(47,184)**	
	421,939	
	7.31	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Pulaski**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	8,232	11,716	College Lecture Classroom	8	2	1.91	0.724	16,201	2	0.26	0.893	2,720	3	2.37	0.847	23,518
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		8,232	11,716						16,201				2,720				23,518
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	18,662	26,560	Laboratory, General	18	2	2.58	0.724	49,612	2	0.26	0.893	6,167	3	6.85	0.847	154,100
215	01.200.15 - Class Laboratory Service	1,322	1,881	Laboratory, General	18	2	2.58	0.724	3,513	2	0.26	0.893	437	3	6.85	0.847	10,912
220	01.200.20 - Open Laboratory	81	115	Laboratory, General	18	2	2.58	0.724	215	2	0.26	0.893	27	3	6.85	0.847	669
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		20,065	28,556						53,341				6,630				165,681
	Office Facilities																
310	01.300.10 - Office	4,493	6,395	Office Building, 2 story	23	2	2.53	0.724	11,713	2	0.26	0.893	1,485	3	2.54	0.847	13,757
315	01.300.15 - Office Service	1,398	1,990	Office Building, 2 story	23	2	2.53	0.724	3,644	2	0.26	0.893	462	3	2.54	0.847	4,281
		5,891	8,384						15,357				1,947				18,038
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	330	470	College Lecture Classroom	8	2	1.91	0.724	649	2	0.26	0.893	109	3	2.37	0.847	943
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	1,697	2,415	College Lecture Classroom	8	2	1.91	0.724	3,340	2	0.26	0.893	561	3	2.37	0.847	4,848
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		2,027	2,885						3,989				670				5,791
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Pulaski					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	917	1,305	Cafeteria	4	2	5.59	0.724	5,282	2	0.26	0.893	303	3	4.53	0.847	5,008
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.724	-	2	0.26	0.893	-	3	4.53	0.847	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	241	343	Store, Retail	27	2	2.33	0.724	579	2	0.26	0.893	80	3	3.74	0.847	1,087
665	01.600.65 - Merchandising Service	85	121	Store, Retail	27	2	2.33	0.724	204	2	0.26	0.893	28	3	3.74	0.847	383
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		1,243	1,769						6,065				411				6,477
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	71	101	Data Center	11	2	1.21	0.724	89	2	0.26	0.893	23	3	17.27	0.847	1,478
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
730	01.700.30 - Central Storage	2,412	3,433	Warehouse, Dry	29	2	0.14	0.724	348	2	0.26	0.893	797	3	2.40	0.847	6,978
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		2,483	3,534						436				820				8,456
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Pulaski**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**39,941**	**56,844**						**95,390**				**13,198**				**227,962**
	Cost / SF by Category	**56,844**							**1.68**		**/gsf**		**0.23**		**/gsf**		**4.01**
		70.26%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Pulask	Cost / SF	Service Level
Gross SF	**56,844**		
Total O&M+Util		**11.77**	
O&M Net of			
Energy	3.30	8.47	
Water & Sewer	0.85	10.92	
Subtotal - Energy/Wtr/Sew.	4.15	7.62	
Net of All Utilities	**0.80**	**6.82**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Pulaski**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	8,232	11,716	College Lecture Classroom	8	3	0.56	0.92	6,029	3	0.06	0.939	660	3	0.05	0.933	547
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		8,232	11,716						6,029				660				547
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	18,662	26,560	Laboratory, General	18	3	0.92	0.92	22,456	3	0.06	0.939	1,496	3	0.05	0.933	1,239
215	01.200.15 - Class Laboratory Service	1,322	1,881	Laboratory, General	18	3	0.92	0.92	1,590	3	0.06	0.939	106	3	0.05	0.933	88
220	01.200.20 - Open Laboratory	81	115	Laboratory, General	18	3	0.92	0.92	97	3	0.06	0.939	6	3	0.05	0.933	5
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		20,065	28,556						24,144				1,609				1,332
	Office Facilities																
310	01.300.10 - Office	4,493	6,395	Office Building, 2 story	23	3	0.54	0.92	3,173	3	0.06	0.939	360	3	0.05	0.933	298
315	01.300.15 - Office Service	1,398	1,990	Office Building, 2 story	23	3	0.54	0.92	987	3	0.06	0.939	112	3	0.05	0.933	93
		5,891	8,384						4,161				472				391
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	330	470	College Lecture Classroom	8	3	0.56	0.92	242	3	0.06	0.939	26	3	0.05	0.933	22
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	1,697	2,415	College Lecture Classroom	8	3	0.56	0.92	1,243	3	0.06	0.939	136	3	0.05	0.933	113
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		2,027	2,885						1,485				163				135
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Pulaski					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	917	1,305	Cafeteria	4	3	0.90	0.92	1,079	3	0.06	0.939	74	3	1.03	0.933	1,254
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.92	-	3	0.06	0.939	-	3	1.03	0.933	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	241	343	Store, Retail	27	3	0.56	0.92	177	3	0.06	0.939	19	3	0.05	0.933	16
665	01.600.65 - Merchandising Service	85	121	Store, Retail	27	3	0.56	0.92	62	3	0.06	0.939	7	3	0.05	0.933	6
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		1,243	1,769						1,318				100				1,276
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	71	101	Data Center	11	3	2.29	0.92	213	3	0.06	0.939	6	3	0.05	0.933	5
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
730	01.700.30 - Central Storage	2,412	3,433	Warehouse, Dry	29	3	0.32	0.92	1,010	3	0.06	0.939	193	3	0.01	0.933	32
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		2,483	3,534						1,222				199				37
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Pulaski**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**39,941**	**56,844**						**38,359**				**3,203**				**3,717**
	Cost / SF by Category	**56,844**					**/gsf**		**0.67**		**/gsf**		**0.06**		**/gsf**		**0.07**
		70.26%															
					0												

Summary Data

	TCAT - Pulask	Cost / SF	Service Level
Gross SF	56,844		
Total O&M+Util		**11.77**	
O&M Net of			
Energy	3.30	8.47	
Water & Sewer	0.85	10.92	
Subtotal - Energy/Wtr/Sew.	4.15	7.62	
Net of All Utilities	**0.80**	**6.82**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Pulaski**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	8,232	11,716	College Lecture Classroom	8	3	0.04	0.73	341	3	0.06	0.81	569	90,280	7.71
115	01.100.15 - Classroom Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		8,232	11,716						341				569	90,280	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	18,662	26,560	Laboratory, General	18	3	0.04	0.73	772	3	0.10	0.81	2,149	414,065	15.59
215	01.200.15 - Class Laboratory Service	1,322	1,881	Laboratory, General	18	3	0.04	0.73	55	3	0.10	0.81	152	29,321	15.59
220	01.200.20 - Open Laboratory	81	115	Laboratory, General	18	3	0.04	0.73	3	3	0.10	0.81	9	1,797	15.59
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		20,065	28,556						830				2,310	445,184	
	Office Facilities														
310	01.300.10 - Office	4,493	6,395	Office Building, 2 story	23	3	0.04	0.73	186	3	0.07	0.81	362	49,382	7.72
315	01.300.15 - Office Service	1,398	1,990	Office Building, 2 story	23	3	0.04	0.73	58	3	0.07	0.81	113	15,365	7.72
		5,891	8,384						244				475	64,747	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	330	470	College Lecture Classroom	8	3	0.04	0.73	14	3	0.06	0.81	23	3,619	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	1,697	2,415	College Lecture Classroom	8	3	0.04	0.73	70	3	0.06	0.81	117	18,611	7.71
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		2,027	2,885						84				140	22,230	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Pulaski					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	917	1,305	Cafeteria	4	3	0.04	0.73	38	3	0.13	0.81	137	23,515	18.02
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.73	-	3	0.13	0.81	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	241	343	Store, Retail	27	3	0.04	0.73	10	3	0.34	0.81	94	3,088	9.00
665	01.600.65 - Merchandising Service	85	121	Store, Retail	27	3	0.04	0.73	4	3	0.34	0.81	33	1,089	9.00
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		1,243	1,769						51				265	27,692	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	71	101	Data Center	11	3	0.04	0.73	3	3	0.11	0.81	9	6,229	61.65
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
730	01.700.30 - Central Storage	2,412	3,433	Warehouse, Dry	29	3	0.04	0.73	100	3	0.11	0.81	305	12,708	3.70
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		2,483	3,534						103				314	18,937	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Pulaski**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**39,941**	**56,844**						**1,653**				**4,073**	**669,069**	
	Cost / SF by Category	**56,844**					**/gsf**		**0.03**		**/gsf**		**0.07**	**11.77**	**/ GSF**
		70.26%											**Adjustments:**		
					0										

Summary Data

	TCAT - Pulask	Cost / SF	Service Level
Gross SF	**56,844**		
Total O&M+Util		**11.77**	
O&M Net of			
Energy	3.30	8.47	
Water & Sewer	0.85	10.92	
Subtotal - Energy/Wtr/Sew.	4.15	7.62	
Net of All Utilities	**0.80**	**6.82**	

Energy:	**(187,386)**	
Water/Sewer:	**(48,413)**	
Telecom:	**(45,715)**	
	387,554	
	6.82	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Ripley**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	8,129	10,447	College Lecture Classroom	8	2	1.91	0.743	14,825	2	0.26	0.924	2,510	3	2.37	0.858	21,243
115	01.100.15 - Classroom Service	256	329	College Lecture Classroom	8	2	1.91	0.743	467	2	0.26	0.924	79	3	2.37	0.858	669
		8,385	10,776						15,292				2,589				21,912
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	7,351	9,447	Laboratory, General	18	2	2.58	0.743	18,109	2	0.26	0.924	2,270	3	6.85	0.858	55,523
215	01.200.15 - Class Laboratory Service	120	154	Laboratory, General	18	2	2.58	0.743	296	2	0.26	0.924	37	3	6.85	0.858	906
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		7,471	9,601						18,405				2,307				56,429
	Office Facilities																
310	01.300.10 - Office	2,930	3,765	Office Building, 2 story	23	2	2.53	0.743	7,078	2	0.26	0.924	905	3	2.54	0.858	8,206
315	01.300.15 - Office Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		2,930	3,765						7,078				905				8,206
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	285	366	College Lecture Classroom	8	2	1.91	0.743	520	2	0.26	0.924	88	3	2.37	0.858	745
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		285	366						520				88				745
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Ripley					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	3,172	4,076	College Auditorium	6	2	4.49	0.743	13,599	2	0.26	0.924	979	3	3.49	0.858	12,206
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
635	01.600.35 - Food Facility Service	403	518	Cafeteria	4	2	5.59	0.743	2,151	2	0.26	0.924	124	3	4.53	0.858	2,013
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	4,055	5,211	Office Building, 2 story	23	2	2.53	0.743	9,796	2	0.26	0.924	1,252	3	2.54	0.858	11,357
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		7,630	9,805						25,546				2,356				25,576
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	87	112	Data Center	11	2	1.21	0.743	101	2	0.26	0.924	27	3	17.27	0.858	1,657
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	868	1,115	Warehouse, Dry	29	2	0.14	0.743	116	2	0.26	0.924	268	3	2.40	0.858	2,297
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	1,135	1,459	Warehouse, Dry	29	2	0.14	0.743	152	2	0.26	0.924	350	3	2.40	0.858	3,004
		2,090	2,686						368				645				6,957
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Ripley**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**28,791**	**37,000**						**67,209**				**8,889**				**119,825**
	Cost / SF by Category	**37,000**							**1.82**		**/gsf**		**0.24**		**/gsf**		**3.24**
		77.81%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Ripley	Cost / SF	Service Level
Gross SF	**37,000**		
Total O&M+Util		**9.99**	
O&M Net of			
Energy	2.50	7.49	
Water & Sewer	0.69	9.31	
Subtotal - Energy/Wtr/Sew.	3.19	6.80	
Net of All Utilities	**0.74**	**6.07**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Ripley**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	8,129	10,447	College Lecture Classroom	8	3	0.56	0.91	5,318	3	0.06	0.857	537	3	0.05	0.944	493
115	01.100.15 - Classroom Service	256	329	College Lecture Classroom	8	3	0.56	0.91	167	3	0.06	0.857	17	3	0.05	0.944	16
		8,385	10,776						5,485				554				509
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	7,351	9,447	Laboratory, General	18	3	0.92	0.91	7,900	3	0.06	0.857	486	3	0.05	0.944	446
215	01.200.15 - Class Laboratory Service	120	154	Laboratory, General	18	3	0.92	0.91	129	3	0.06	0.857	8	3	0.05	0.944	7
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		7,471	9,601						8,029				494				453
	Office Facilities																
310	01.300.10 - Office	2,930	3,765	Office Building, 2 story	23	3	0.54	0.91	1,848	3	0.06	0.857	194	3	0.05	0.944	178
315	01.300.15 - Office Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		2,930	3,765						1,848				194				178
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	285	366	College Lecture Classroom	8	3	0.56	0.91	186	3	0.06	0.857	19	3	0.05	0.944	17
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		285	366						186				19				17
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Ripley**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	3,172	4,076	College Auditorium	6	3	0.48	0.91	1,779	3	0.06	0.857	210	3	0.05	0.944	192
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
635	01.600.35 - Food Facility Service	403	518	Cafeteria	4	3	0.90	0.91	424	3	0.06	0.857	27	3	1.03	0.944	504
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	4,055	5,211	Office Building, 2 story	23	3	0.54	0.91	2,558	3	0.06	0.857	268	3	0.05	0.944	246
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		7,630	9,805						4,760				504				942
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	87	112	Data Center	11	3	2.29	0.91	233	3	0.06	0.857	6	3	0.05	0.944	5
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	868	1,115	Warehouse, Dry	29	3	0.32	0.91	324	3	0.06	0.857	57	3	0.01	0.944	11
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	1,135	1,459	Warehouse, Dry	29	3	0.32	0.91	424	3	0.06	0.857	75	3	0.01	0.944	14
		2,090	2,686						981				138				30
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Ripley**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**28,791**	**37,000**						**21,291**				**1,903**				**2,128**
	Cost / SF by Category	**37,000**					**/gsf**		**0.58**		**/gsf**		**0.05**		**/gsf**		**0.06**
		77.81%															
					0												

Summary Data

	TCAT - Ripley	Cost / SF	Service Level
Gross SF	37,000		
Total O&M+Util		**9.99**	
O&M Net of			
Energy	2.50	7.49	
Water & Sewer	0.69	9.31	
Subtotal - Energy/Wtr/Sew.	3.19	6.80	
Net of All Utilities	**0.74**	**6.07**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Ripley**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
	Classroom Facilities														
110	01.100.10 - Classroom	8,129	10,447	College Lecture Classroom	8	3	0.04	0.57	239	3	0.06	0.77	485	76,522	7.32
115	01.100.15 - Classroom Service	256	329	College Lecture Classroom	8	3	0.04	0.57	8	3	0.06	0.77	15	2,410	7.32
		8,385	10,776						246				500	78,932	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	7,351	9,447	Laboratory, General	18	3	0.04	0.57	216	3	0.10	0.77	730	147,911	15.66
215	01.200.15 - Class Laboratory Service	120	154	Laboratory, General	18	3	0.04	0.57	4	3	0.10	0.77	12	2,415	15.66
220	01.200.20 - Open Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		7,471	9,601						219				742	150,326	
	Office Facilities														
310	01.300.10 - Office	2,930	3,765	Office Building, 2 story	23	3	0.04	0.57	86	3	0.07	0.77	204	28,931	7.68
315	01.300.15 - Office Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		2,930	3,765						86				204	28,931	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	285	366	College Lecture Classroom	8	3	0.04	0.57	8	3	0.06	0.77	17	2,683	7.32
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		285	366						8				17	2,683	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Ripley					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	3,172	4,076	College Auditorium	6	3	0.04	0.57	93	3	0.11	0.77	347	43,009	10.55
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
635	01.600.35 - Food Facility Service	403	518	Cafeteria	4	3	0.04	0.57	12	3	0.13	0.77	52	9,223	17.81
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	4,055	5,211	Office Building, 2 story	23	3	0.04	0.57	119	3	0.07	0.77	282	40,040	7.68
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		7,630	9,805						224				681	92,271	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	87	112	Data Center	11	3	0.04	0.57	3	3	0.11	0.77	10	7,000	62.61
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	868	1,115	Warehouse, Dry	29	3	0.04	0.57	25	3	0.11	0.77	95	4,140	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	1,135	1,459	Warehouse, Dry	29	3	0.04	0.57	33	3	0.11	0.77	124	5,413	3.71
		2,090	2,686						61				228	16,552	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Ripley**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**28,791**	**37,000**						**845**				**2,372**	**369,696**	
	Cost / SF by Category	**37,000**					**/gsf**		**0.02**		**/gsf**		**0.06**	**9.99**	**/ GSF**
		77.81%											**Adjustments:**		
					0										

Summary Data

	TCAT - Ripley	Cost / SF	Service Level
Gross SF	**37,000**		
Total O&M+Util		**9.99**	
O&M Net of			
Energy	2.50	7.49	
Water & Sewer	0.69	9.31	
Subtotal - Energy/Wtr/Sew.	3.19	6.80	
Net of All Utilities	**0.74**	**6.07**	

Energy:	**(92,670)**	
Water/Sewer:	**(25,346)**	
Telecom:	**(27,218)**	
	224,462	
	6.07	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Shelbyville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	5,106	7,641	College Lecture Classroom	8	2	1.91	0.724	10,566	2	0.26	0.893	1,774	3	2.37	0.847	15,338
115	01.100.15 - Classroom Service	126	189	College Lecture Classroom	8	2	1.91	0.724	261	2	0.26	0.893	44	3	2.37	0.847	379
		5,232	7,829						10,827				1,818				15,717
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	35,879	53,692	Laboratory, General	18	2	2.58	0.724	100,291	2	0.26	0.893	12,466	3	6.85	0.847	311,516
215	01.200.15 - Class Laboratory Service	2,350	3,517	Laboratory, General	18	2	2.58	0.724	6,569	2	0.26	0.893	817	3	6.85	0.847	20,404
220	01.200.20 - Open Laboratory	552	826	Laboratory, General	18	2	2.58	0.724	1,543	2	0.26	0.893	192	3	6.85	0.847	4,793
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.724	-	2	0.26	0.893	-	3	6.85	0.847	-
		38,781	58,034						108,403				13,474				336,712
	Office Facilities																
310	01.300.10 - Office	4,140	6,195	Office Building, 2 story	23	2	2.53	0.724	11,348	2	0.26	0.893	1,438	3	2.54	0.847	13,329
315	01.300.15 - Office Service	906	1,356	Office Building, 2 story	23	2	2.53	0.724	2,483	2	0.26	0.893	315	3	2.54	0.847	2,917
		5,046	7,551						13,832				1,753				16,245
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	598	895	College Lecture Classroom	8	2	1.91	0.724	1,237	2	0.26	0.893	208	3	2.37	0.847	1,796
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.724	-	2	0.26	0.893	-	3	2.37	0.847	-
		598	895						1,237				208				1,796
	Study Facilities																
410	01.400.10 - Study Room	254	380	Public Library, 3 story (24/7)	25	2	2.34	0.724	644	2	0.26	0.893	88	3	2.96	0.847	953
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.724	-	2	0.26	0.893	-	3	2.96	0.847	-
		254	380						644				88				953
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.724	-	2	0.26	0.893	-	3	3.50	0.847	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Shelbyville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.724	-	2	0.26	0.893	-	3	14.43	0.847	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.724	-	2	0.26	0.893	-	3	5.27	0.847	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.724	-	2	0.26	0.893	-	3	3.49	0.847	-
630	01.600.30 - Food Facility	2,184	3,268	Cafeteria	4	2	5.59	0.724	13,227	2	0.26	0.893	759	3	4.53	0.847	12,540
635	01.600.35 - Food Facility Service	121	181	Cafeteria	4	2	5.59	0.724	733	2	0.26	0.893	42	3	4.53	0.847	695
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.724	-	2	0.26	0.893	-	3	2.75	0.847	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.724	-	2	0.26	0.893	-	3	2.54	0.847	-
660	01.600.60 - Merchandising	100	150	Store, Retail	27	2	2.33	0.724	252	2	0.26	0.893	35	3	3.74	0.847	474
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.724	-	2	0.26	0.893	-	3	2.99	0.847	-
		2,405	3,599						14,212				836				13,709
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.724	-	2	0.26	0.893	-	3	17.27	0.847	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.724	-	2	0.26	0.893	-	3	3.25	0.847	-
730	01.700.30 - Central Storage	1,126	1,685	Warehouse, Dry	29	2	0.14	0.724	171	2	0.26	0.893	391	3	2.40	0.847	3,425
735	01.700.35 - Central Storage Service	935	1,399	Warehouse, Dry	29	2	0.14	0.724	142	2	0.26	0.893	325	3	2.40	0.847	2,844
740	01.700.40 - Vehicle Storage	300	449	Garage, Parking	13	3	0.09	0.724	29	3	0.13	0.893	52	3	0.84	0.847	319
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.724	-	3	0.13	0.893	-	3	0.84	0.847	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.724	-	2	0.26	0.893	-	3	2.94	0.847	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.724	-	2	0.26	0.893	-	3	10.18	0.847	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.724	-	2	0.26	0.893	-	3	2.40	0.847	-
		2,361	3,533						342				768				6,589
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.724	-	2	0.26	0.893	-	3	3.74	0.847	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Shelbyville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.724				0.893				0.847	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**2**				**2**				**3**			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.724	-	2	0.26	0.893	-	3	3.91	0.847	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.724	-	2	0.26	0.893	-	3	4.77	0.847	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.724	-	0	-	0.893	-	0	-	0.847	-
		0	0						-				-				-
	TOTALS	**54,677**	**81,822**						**149,498**				**18,945**				**391,721**
	Cost / SF by Category	**81,822**							**1.83**		**/gsf**		**0.23**		**/gsf**		**4.79**
		66.82%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Shelbyvi	Cost / SF	Service Level
Gross SF	**81,822**		
Total O&M+Util		**13.56**	
O&M Net of			
Energy	4.13	9.43	
Water & Sewer	0.73	12.83	
Subtotal - Energy/Wtr/Sew.	4.86	8.70	
Net of All Utilities	**0.86**	**7.84**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Shelbyville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	4			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	5,106	7,641	College Lecture Classroom	8	3	0.56	0.92	3,932	3	0.06	0.939	430	3	0.05	0.933	356
115	01.100.15 - Classroom Service	126	189	College Lecture Classroom	8	3	0.56	0.92	97	3	0.06	0.939	11	3	0.05	0.933	9
		5,232	7,829						4,029				441				365
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	35,879	53,692	Laboratory, General	18	3	0.92	0.92	45,395	3	0.06	0.939	3,025	3	0.05	0.933	2,505
215	01.200.15 - Class Laboratory Service	2,350	3,517	Laboratory, General	18	3	0.92	0.92	2,973	3	0.06	0.939	198	3	0.05	0.933	164
220	01.200.20 - Open Laboratory	552	826	Laboratory, General	18	3	0.92	0.92	698	3	0.06	0.939	47	3	0.05	0.933	39
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		38,781	58,034						49,067				3,270				2,707
	Office Facilities																
310	01.300.10 - Office	4,140	6,195	Office Building, 2 story	23	3	0.54	0.92	3,075	3	0.06	0.939	349	3	0.05	0.933	289
315	01.300.15 - Office Service	906	1,356	Office Building, 2 story	23	3	0.54	0.92	673	3	0.06	0.939	76	3	0.05	0.933	63
		5,046	7,551						3,747				425				352
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	598	895	College Lecture Classroom	8	3	0.56	0.92	461	3	0.06	0.939	50	3	0.05	0.933	42
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		598	895						461				50				42
	Study Facilities																
410	01.400.10 - Study Room	254	380	Public Library, 3 story (24/7)	25	3	0.63	0.92	220	3	0.06	0.939	21	3	0.05	0.933	18
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		254	380						220				21				18
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Shelbyville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.92	-	3	0.06	0.939	-	3	0.11	0.933	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
630	01.600.30 - Food Facility	2,184	3,268	Cafeteria	4	3	0.90	0.92	2,703	3	0.06	0.939	184	3	1.03	0.933	3,141
635	01.600.35 - Food Facility Service	121	181	Cafeteria	4	3	0.90	0.92	150	3	0.06	0.939	10	3	1.03	0.933	174
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
660	01.600.60 - Merchandising	100	150	Store, Retail	27	3	0.56	0.92	77	3	0.06	0.939	8	3	0.05	0.933	7
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
		2,405	3,599						2,930				203				3,322
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
730	01.700.30 - Central Storage	1,126	1,685	Warehouse, Dry	29	3	0.32	0.92	496	3	0.06	0.939	95	3	0.01	0.933	16
735	01.700.35 - Central Storage Service	935	1,399	Warehouse, Dry	29	3	0.32	0.92	411	3	0.06	0.939	79	3	0.01	0.933	13
740	01.700.40 - Vehicle Storage	300	449	Garage, Parking	13	3	0.29	0.92	120	3	0.06	0.939	25	3	0.01	0.933	4
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.92	-	3	0.06	0.939	-	3	0.01	0.933	-
		2,361	3,533						1,027				199				33
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Shelbyville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Nashville	**4**			0.92				0.939				0.933	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.92	-	3	0.06	0.939	-	3	0.07	0.933	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	3	0.05	0.933	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.92	-	3	0.06	0.939	-	0	-	0.933	-
		0	0						-				-				-
	TOTALS	**54,677**	**81,822**						**61,481**				**4,610**				**6,839**
	Cost / SF by Category	**81,822**					**/gsf**		**0.75**		**/gsf**		**0.06**		**/gsf**		**0.08**
		66.82%															
					0												

Summary Data

	TCAT - Shelbyvi	Cost / SF	Service Level
Gross SF	81,822		
Total O&M+Util		**13.56**	
O&M Net of			
Energy	4.13	9.43	
Water & Sewer	0.73	12.83	
Subtotal - Energy/Wtr/Sew.	4.86	8.70	
Net of All Utilities	**0.86**	**7.84**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Shelbyville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	5,106	7,641	College Lecture Classroom	8	3	0.04	0.73	222	3	0.06	0.81	371	58,879	7.71
115	01.100.15 - Classroom Service	126	189	College Lecture Classroom	8	3	0.04	0.73	5	3	0.06	0.81	9	1,453	7.71
		5,232	7,829						228				380	60,332	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	35,879	53,692	Laboratory, General	18	3	0.04	0.73	1,561	3	0.10	0.81	4,344	837,039	15.59
215	01.200.15 - Class Laboratory Service	2,350	3,517	Laboratory, General	18	3	0.04	0.73	102	3	0.10	0.81	284	54,824	15.59
220	01.200.20 - Open Laboratory	552	826	Laboratory, General	18	3	0.04	0.73	24	3	0.10	0.81	67	12,878	15.59
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.73	-	3	0.10	0.81	-	-	-
		38,781	58,034						1,688				4,695	904,741	
	Office Facilities														
310	01.300.10 - Office	4,140	6,195	Office Building, 2 story	23	3	0.04	0.73	180	3	0.07	0.81	351	47,844	7.72
315	01.300.15 - Office Service	906	1,356	Office Building, 2 story	23	3	0.04	0.73	39	3	0.07	0.81	77	10,470	7.72
		5,046	7,551						220				428	58,314	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	598	895	College Lecture Classroom	8	3	0.04	0.73	26	3	0.06	0.81	43	6,896	7.71
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.73	-	3	0.06	0.81	-	-	-
		598	895						26				43	6,896	
	Study Facilities														
410	01.400.10 - Study Room	254	380	Public Library, 3 story (24/7)	25	3	0.04	0.73	11	3	0.09	0.81	28	3,202	8.42
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.73	-	3	0.09	0.81	-	-	#DIV/0!
		254	380						11				28	3,202	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.73	-	3	0.33	0.81	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.73	-	3	0.27	0.81	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Shelbyville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	4			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.73	-	3	0.10	0.81	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.73	-	3	1.37	0.81	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.73	-	3	0.11	0.81	-	-	-
630	01.600.30 - Food Facility	2,184	3,268	Cafeteria	4	3	0.04	0.73	95	3	0.13	0.81	344	58,888	18.02
635	01.600.35 - Food Facility Service	121	181	Cafeteria	4	3	0.04	0.73	5	3	0.13	0.81	19	3,263	18.02
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.73	-	3	0.23	0.81	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.73	-	3	0.07	0.81	-	-	-
660	01.600.60 - Merchandising	100	150	Store, Retail	27	3	0.04	0.73	4	3	0.34	0.81	41	1,347	9.00
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.73	-	3	0.34	0.81	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.73	-	3	0.07	0.81	-	-	-
		2,405	3,599						105				404	63,497	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.73	-	3	0.11	0.81	-	-	-
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.73	-	3	0.23	0.81	-	-	-
730	01.700.30 - Central Storage	1,126	1,685	Warehouse, Dry	29	3	0.04	0.73	49	3	0.11	0.81	150	6,238	3.70
735	01.700.35 - Central Storage Service	935	1,399	Warehouse, Dry	29	3	0.04	0.73	41	3	0.11	0.81	125	5,180	3.70
740	01.700.40 - Vehicle Storage	300	449	Garage, Parking	13	3	0.04	0.73	13	3	0.07	0.81	25	781	1.74
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.73	-	3	0.07	0.81	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.73	-	3	0.21	0.81	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.73	-	3	0.75	0.81	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.73	-	3	0.11	0.81	-	-	-
		2,361	3,533						103				300	12,199	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.73	-	3	0.27	0.81	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Shelbyville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Nashville	**4**			0.73				0.81			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.73	-	3	0.21	0.81	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.73	-	3	0.11	0.81	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.73	-	0	-	0.81	-	-	-
		0	0						-				-	-	
	TOTALS	**54,677**	**81,822**						**2,379**				**6,278**	**1,109,179**	
	Cost / SF by Category	**81,822**					**/gsf**		**0.03**		**/gsf**		**0.08**	**13.56**	**/ GSF**
		66.82%											**Adjustments:**		
					0										

Summary Data

	TCAT - Shelbyvi	Cost / SF	Service Level
Gross SF	81,822		
Total O&M+Util		**13.56**	
O&M Net of			
Energy	4.13	9.43	
Water & Sewer	0.73	12.83	
Subtotal - Energy/Wtr/Sew.	4.86	8.70	
Net of All Utilities	**0.86**	**7.84**	

Energy:	**(338,003)**	
Water/Sewer:	**(59,467)**	
Telecom:	**(69,959)**	
	641,751	
	7.84	**/ GSF**

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Whiteville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
	Classroom Facilities																
110	01.100.10 - Classroom	4,954	7,425	College Lecture Classroom	8	2	1.91	0.743	10,538	2	0.26	0.924	1,784	3	2.37	0.858	15,099
115	01.100.15 - Classroom Service	145	217	College Lecture Classroom	8	2	1.91	0.743	308	2	0.26	0.924	52	3	2.37	0.858	441
		5,099	7,642						10,846				1,836				15,541
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	20,346	30,497	Laboratory, General	18	2	2.58	0.743	58,460	2	0.26	0.924	7,326	3	6.85	0.858	179,237
215	01.200.15 - Class Laboratory Service	1,165	1,746	Laboratory, General	18	2	2.58	0.743	3,347	2	0.26	0.924	419	3	6.85	0.858	10,262
220	01.200.20 - Open Laboratory	1,182	1,772	Laboratory, General	18	2	2.58	0.743	3,397	2	0.26	0.924	426	3	6.85	0.858	10,414
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	2	2.58	0.743	-	2	0.26	0.924	-	3	6.85	0.858	-
		22,693	34,014						65,204				8,172				199,913
	Office Facilities																
310	01.300.10 - Office	3,302	4,949	Office Building, 2 story	23	2	2.53	0.743	9,303	2	0.26	0.924	1,189	3	2.54	0.858	10,785
315	01.300.15 - Office Service	873	1,308	Office Building, 2 story	23	2	2.53	0.743	2,459	2	0.26	0.924	314	3	2.54	0.858	2,851
		4,175	6,257						11,762				1,503				13,637
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	630	944	College Lecture Classroom	8	2	1.91	0.743	1,340	2	0.26	0.924	227	3	2.37	0.858	1,920
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	2	1.91	0.743	-	2	0.26	0.924	-	3	2.37	0.858	-
		630	944						1,340				227				1,920
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	2	2.34	0.743	-	2	0.26	0.924	-	3	2.96	0.858	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	2	0.12	0.743	-	2	0.26	0.924	-	3	3.50	0.858	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	TCAT - Whiteville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	2	2.58	0.743	-	2	0.26	0.924	-	3	14.43	0.858	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	2	0.08	0.743	-	2	0.26	0.924	-	3	5.27	0.858	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	2	4.49	0.743	-	2	0.26	0.924	-	3	3.49	0.858	-
630	01.600.30 - Food Facility	1,420	2,129	Cafeteria	4	2	5.59	0.743	8,842	2	0.26	0.924	511	3	4.53	0.858	8,274
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	2	5.59	0.743	-	2	0.26	0.924	-	3	4.53	0.858	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	2	2.51	0.743	-	2	0.26	0.924	-	3	2.75	0.858	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	2	2.53	0.743	-	2	0.26	0.924	-	3	2.54	0.858	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	2	2.33	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	2	1.77	0.743	-	2	0.26	0.924	-	3	2.99	0.858	-
		1,420	2,129						8,842				511				8,274
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	2	1.21	0.743	-	2	0.26	0.924	-	3	17.27	0.858	-
715	01.700.15 - Central Computer or Telecommunicati	174	261	Data Center	11	2	1.21	0.743	235	2	0.26	0.924	63	3	17.27	0.858	3,870
720	01.700.20 - Shop	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	2	1.51	0.743	-	2	0.26	0.924	-	3	3.25	0.858	-
730	01.700.30 - Central Storage	1,516	2,273	Warehouse, Dry	29	2	0.14	0.743	236	2	0.26	0.924	546	3	2.40	0.858	4,680
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.09	0.743	-	3	0.13	0.924	-	3	0.84	0.858	-
750	01.700.50 - Central Service	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	2	1.14	0.743	-	2	0.26	0.924	-	3	2.94	0.858	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	2	0.21	0.743	-	2	0.26	0.924	-	3	10.18	0.858	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	2	0.14	0.743	-	2	0.26	0.924	-	3	2.40	0.858	-
		1,690	2,534						471				609				8,550
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	2	4.09	0.743	-	2	0.26	0.924	-	3	3.74	0.858	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Custodial				Grounds				M&R			
Pick Campus	**TCAT - Whiteville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	**3**			0.743				0.924				0.858	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		2				2				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	2	8.67	0.743	-	2	0.26	0.924	-	3	3.91	0.858	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	5.15	0.743	-	2	0.26	0.924	-	3	4.77	0.858	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.743	-	0	-	0.924	-	0	-	0.858	-
		0	0						-				-				-
	TOTALS	**35,707**	**53,521**						**98,464**				**12,858**				**247,834**
	Cost / SF by Category	**53,521**							**1.84**		**/gsf**		**0.24**		**/gsf**		**4.63**
		66.72%															

0 Service Level Offset for =vlookup( )

Summary Data

	TCAT - Whitevil	Cost / SF	Service Level
Gross SF	**53,521**		
Total O&M+Util		**13.20**	
O&M Net of			
Energy	4.12	9.08	
Water & Sewer	0.57	12.63	
Subtotal - Energy/Wtr/Sew.	4.69	8.51	
Net of All Utilities	**0.85**	**7.66**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Whiteville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
	Classroom Facilities																
110	01.100.10 - Classroom	4,954	7,425	College Lecture Classroom	8	3	0.56	0.91	3,780	3	0.06	0.857	382	3	0.05	0.944	350
115	01.100.15 - Classroom Service	145	217	College Lecture Classroom	8	3	0.56	0.91	110	3	0.06	0.857	11	3	0.05	0.944	10
		5,099	7,642						3,890				393				361
	Laboratory Facilities																
210	01.200.10 - Class Laboratory	20,346	30,497	Laboratory, General	18	3	0.92	0.91	25,504	3	0.06	0.857	1,568	3	0.05	0.944	1,439
215	01.200.15 - Class Laboratory Service	1,165	1,746	Laboratory, General	18	3	0.92	0.91	1,460	3	0.06	0.857	90	3	0.05	0.944	82
220	01.200.20 - Open Laboratory	1,182	1,772	Laboratory, General	18	3	0.92	0.91	1,482	3	0.06	0.857	91	3	0.05	0.944	84
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.92	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		22,693	34,014						28,446				1,749				1,605
	Office Facilities																
310	01.300.10 - Office	3,302	4,949	Office Building, 2 story	23	3	0.54	0.91	2,429	3	0.06	0.857	254	3	0.05	0.944	234
315	01.300.15 - Office Service	873	1,308	Office Building, 2 story	23	3	0.54	0.91	642	3	0.06	0.857	67	3	0.05	0.944	62
		4,175	6,257						3,071				322				295
	Meeting & Conference Areas																
350	01.300.50 - Conference Room	630	944	College Lecture Classroom	8	3	0.56	0.91	481	3	0.06	0.857	49	3	0.05	0.944	45
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		630	944						481				49				45
	Study Facilities																
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.63	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Special Use Facilities																
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.39	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Athletic & PE																
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		0	0						-				-				-
	Agriculture & Animal																
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	TCAT - Whiteville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	1.10	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.63	0.91	-	3	0.06	0.857	-	3	0.11	0.944	-
		0	0						-				-				-
	General Use Facilities																
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.48	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
630	01.600.30 - Food Facility	1,420	2,129	Cafeteria	4	3	0.90	0.91	1,742	3	0.06	0.857	109	3	1.03	0.944	2,070
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.90	0.91	-	3	0.06	0.857	-	3	1.03	0.944	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.68	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.54	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.56	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
		1,420	2,129						1,742				109				2,070
	Support Facilities																
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	2.29	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
715	01.700.15 - Central Computer or Telecommunicati	174	261	Data Center	11	3	2.29	0.91	544	3	0.06	0.857	13	3	0.05	0.944	12
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
730	01.700.30 - Central Storage	1,516	2,273	Warehouse, Dry	29	3	0.32	0.91	661	3	0.06	0.857	117	3	0.01	0.944	21
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.29	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.40	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.74	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.32	0.91	-	3	0.06	0.857	-	3	0.01	0.944	-
		1,690	2,534						1,205				130				34
	Health Care Facilities																
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.58	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Management				Pest Control				Refuse			
Pick Campus	**TCAT - Whiteville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	SL	Rate	Index	Cost
				Memphis	3			0.91				0.857				0.944	
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3				3			
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.86	0.91	-	3	0.06	0.857	-	3	0.07	0.944	-
		0	0						-				-				-
	Residential Facilities																
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	3	0.05	0.944	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	3	0.69	0.91	-	3	0.06	0.857	-	0	-	0.944	-
		0	0						-				-				-
	TOTALS	**35,707**	**53,521**						**38,834**				**2,752**				**4,410**
	Cost / SF by Category	**53,521**					**/gsf**		**0.73**		**/gsf**		**0.05**		**/gsf**		**0.08**
		66.72%															
					0												

Summary Data

	TCAT - Whitevil	Cost / SF	Service Level
Gross SF	53,521		
Total O&M+Util		**13.20**	
O&M Net of			
Energy	4.12	9.08	
Water & Sewer	0.57	12.63	
Subtotal - Energy/Wtr/Sew.	4.69	8.51	
Net of All Utilities	**0.85**	**7.66**	

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Whiteville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		**Service Level 0 - 3**		**3**				**3**					
	Classroom Facilities														
110	01.100.10 - Classroom	4,954	7,425	College Lecture Classroom	8	3	0.04	0.57	170	3	0.06	0.77	344	54,391	7.32
115	01.100.15 - Classroom Service	145	217	College Lecture Classroom	8	3	0.04	0.57	5	3	0.06	0.77	10	1,590	7.32
		5,099	7,642						175				354	55,980	
	Laboratory Facilities														
210	01.200.10 - Class Laboratory	20,346	30,497	Laboratory, General	18	3	0.04	0.57	697	3	0.10	0.77	2,357	477,485	15.66
215	01.200.15 - Class Laboratory Service	1,165	1,746	Laboratory, General	18	3	0.04	0.57	40	3	0.10	0.77	135	27,337	15.66
220	01.200.20 - Open Laboratory	1,182	1,772	Laboratory, General	18	3	0.04	0.57	40	3	0.10	0.77	137	27,743	15.66
225	01.200.25 - Open Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
250	01.200.50 - Research/non-class Laboratory	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
255	01.200.55 - Research/non-class Laboratory Service	0	0	Laboratory, General	18	3	0.04	0.57	-	3	0.10	0.77	-	-	-
		22,693	34,014						777				2,629	532,565	
	Office Facilities														
310	01.300.10 - Office	3,302	4,949	Office Building, 2 story	23	3	0.04	0.57	113	3	0.07	0.77	268	38,025	7.68
315	01.300.15 - Office Service	873	1,308	Office Building, 2 story	23	3	0.04	0.57	30	3	0.07	0.77	71	10,052	7.68
		4,175	6,257						143				339	48,077	
	Meeting & Conference Areas														
350	01.300.50 - Conference Room	630	944	College Lecture Classroom	8	3	0.04	0.57	22	3	0.06	0.77	44	6,917	7.32
355	01.300.55 - Conference Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
680	01.600.80 - Meeting Room	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
685	01.600.85 - Meeting Room Service	0	0	College Lecture Classroom	8	3	0.04	0.57	-	3	0.06	0.77	-	-	-
		630	944						22				44	6,917	
	Study Facilities														
410	01.400.10 - Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
420	01.400.20 - Stack	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
430	01.400.30 - Open-Stack Study Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
440	01.400.40 - Processing Room	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
455	01.400.55 - Study Service	0	0	Public Library, 3 story (24/7)	25	3	0.04	0.57	-	3	0.09	0.77	-	-	#DIV/0!
		0	0						-				-	-	
	Special Use Facilities														
510	01.500.10 - Armory	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
515	01.500.15 - Armory Service	0	0	Warehouse, Temp Controlled	30	3	0.04	0.57	-	3	0.33	0.77	-	-	-
530	01.500.30 - Media Production	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
535	01.500.35 - Media Production Service	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
540	01.500.40 - Clinic	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
545	01.500.45 - Clinic Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
550	01.500.50 - Demonstration	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
555	01.500.55 - Demonstration Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
590	01.500.90 - Other (All Purpose)	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Athletic & PE														
520	01.500.20 - Athletic or Physical Education	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
523	01.500.23 - Athletic Facilities Spectator Seating	0	0	Movie Theater	22	3	0.04	0.57	-	3	0.27	0.77	-	-	-
525	01.500.25 - Athletic or Physical Education Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		0	0						-				-	-	-
	Agriculture & Animal														
560	01.500.60 - Field Building	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
570	01.500.70 - Animal Facilities	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	TCAT - Whiteville					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	3			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		3				3					
575	01.500.75 - Animal Facilities Service	0	0	Laboratory, Life Science	19	3	0.04	0.57	-	3	0.10	0.77	-	-	-
580	01.500.80 - Greenhouse	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
585	01.500.85 - Greenhouse Service	0	0	Greenhouse, Research	14	3	0.04	0.57	-	3	1.37	0.77	-	-	-
		0	0						-				-	-	-
	General Use Facilities														
610	01.600.10 - Assembly	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
615	01.600.15 - Assembly Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
620	01.600.20 - Exhibition	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
625	01.600.25 - Exhibition Service	0	0	College Auditorium	6	3	0.04	0.57	-	3	0.11	0.77	-	-	-
630	01.600.30 - Food Facility	1,420	2,129	Cafeteria	4	3	0.04	0.57	49	3	0.13	0.77	214	37,908	17.81
635	01.600.35 - Food Facility Service	0	0	Cafeteria	4	3	0.04	0.57	-	3	0.13	0.77	-	-	-
640	01.600.40 - Day Care	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
645	01.600.45 - Day Care Service	0	0	Day Care Center	12	3	0.04	0.57	-	3	0.23	0.77	-	-	-
650	01.600.50 - Lounge	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
655	01.600.55 - Lounge Service	0	0	Office Building, 2 story	23	3	0.04	0.57	-	3	0.07	0.77	-	-	-
660	01.600.60 - Merchandising	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
665	01.600.65 - Merchandising Service	0	0	Store, Retail	27	3	0.04	0.57	-	3	0.34	0.77	-	-	-
670	01.600.70 - Recreation	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
675	01.600.75 - Recreation Service	0	0	Health Club, w/Gymnasium	15	3	0.04	0.57	-	3	0.07	0.77	-	-	-
		1,420	2,129						49				214	37,908	
	Support Facilities														
710	01.700.10 - Central Computer or Telecommunicati	0	0	Data Center	11	3	0.04	0.57	-	3	0.11	0.77	-	-	-
715	01.700.15 - Central Computer or Telecommunicati	174	261	Data Center	11	3	0.04	0.57	6	3	0.11	0.77	22	16,351	62.61
720	01.700.20 - Shop	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
725	01.700.25 - Shop Service	0	0	Maintenance Shop	20	3	0.04	0.57	-	3	0.23	0.77	-	-	-
730	01.700.30 - Central Storage	1,516	2,273	Warehouse, Dry	29	3	0.04	0.57	52	3	0.11	0.77	193	8,434	3.71
735	01.700.35 - Central Storage Service	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
740	01.700.40 - Vehicle Storage	0	0	Garage, Parking	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
745	01.700.45 - Vehicle Storage Service	0	0	Garage, Service Station	13	3	0.04	0.57	-	3	0.07	0.77	-	-	-
750	01.700.50 - Central Service	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
755	01.700.55 - Central Service Support	0	0	Post Office	24	3	0.04	0.57	-	3	0.21	0.77	-	-	-
760	01.700.60 - Hazardous Materials Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
770	01.700.70 - Hazardous Waste Storage	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
775	01.700.75 - Hazardous Waste Service	0	0	Warehouse, HAZMAT	28	3	0.04	0.57	-	3	0.75	0.77	-	-	-
780	01.700.80 - Unit Storage	0	0	Warehouse, Dry	29	3	0.04	0.57	-	3	0.11	0.77	-	-	-
		1,690	2,534						58				215	24,785	
	Health Care Facilities														
810	01.800.10 - Patient Bedroom	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
815	01.800.15 - Patient Bedroom Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
820	01.800.20 - Patient Bath	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
830	01.800.30 - Nurse Station	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
835	01.800.35 - Nurse Station Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
840	01.800.40 - Surgery	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
845	01.800.45 - Surgery Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
850	01.800.50 - Treatment/Examination Clinic	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
855	01.800.55 - Treatment/Examination Clinic Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
860	01.800.60 - Diagnostic Service Laboratory	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
865	01.800.65 - Diagnostic Service Laboratory Support	0	0	Medical Clinic	22	3	0.04	0.57	-	3	0.27	0.77	-		-

	Area Type	NSF	GSF by Space	Whitestone Space Type		Road Clearance				Security				Total	
Pick Campus	**TCAT - Whiteville**					SL	Rate	Index	Cost	SL	Rate	Index	Cost	Cost	Cost/GSF
				Memphis	**3**			0.57				0.77			
		1=High / 2=Med / 3=Low		Service Level 0 - 3		**3**				**3**					
870	01.800.70 - Central Supplies	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
880	01.800.80 - Public Waiting	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
890	01.800.90 - Staff On-Call Facility	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
895	01.800.95 - Staff On-Call Facility Service	0	0	Medical Clinic	21	3	0.04	0.57	-	3	0.21	0.77	-	-	-
		0	0						-				-	-	
	Residential Facilities														
910	01.900.10 - Sleep/Study Without Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
919	01.900.19 - Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
920	01.900.20 - Sleep/Study With Toilet or Bath	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
935	01.900.35 - Sleep/Study Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
950	01.900.50 - Apartment	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
955	01.900.55 - Apartment Service	0	0	College Dormitory, 50 Room	7	3	0.04	0.57	-	3	0.11	0.77	-	-	-
970	01.900.70 - House	0	0	College Dormitory, 50 Room	7	0	-	0.57	-	0	-	0.77	-	-	-
		0	0						-				-	-	
	TOTALS	**35,707**	**53,521**						**1,222**				**3,796**	**706,232**	
	Cost / SF by Category	**53,521**					**/gsf**		**0.02**		**/gsf**		**0.07**	**13.20**	**/ GSF**
		66.72%											**Adjustments:**		
					0										

Summary Data

	TCAT - Whitevil	Cost / SF	Service Level
Gross SF	**53,521**		
Total O&M+Util		**13.20**	
O&M Net of			
Energy	4.12	9.08	
Water & Sewer	0.57	12.63	
Subtotal - Energy/Wtr/Sew.	4.69	8.51	
Net of All Utilities	**0.85**	**7.66**	

Energy:	**(220,484)**	
Water/Sewer:	**(30,324)**	
Telecom:	**(45,254)**	
	410,170	
	7.66	**/ GSF**