

## **ADDENDUM NO. 1**

### **ESTIMATED BUILDING EXPENSES**

**DATE: January 16, 2026**

**RFP: CARNEGIE BUILDING OPERATION AND LEASE  
CON FOSTER BUILDING OPERATION AND MANAGEMENT AGREEMENT**

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#### **Carnegie building**

- Estimated annual utility expenses, including: electricity, natural gas, sewer & water - \$29,000.
- Estimated annual preventive maintenance, including: HVAC, building envelope, landscape, snow removal – \$19,500.
- Estimated annual cost for fire safety inspections, EPS security, code compliance - \$9,000.

#### **Con Foster Building Expenses:**

- Estimated annual utility expenses, including: Electricity, natural gas, sewer & water - \$17,000.
- Estimated annual cost for preventive maintenance, including: HVAC, building envelope, landscape, snow removal - \$4,500.
- Estimated annual cost for annual fire safety inspections, EPS security, code compliance - \$2,500.
- Miscellaneous repairs & maintenance \$3,500.