

ADDENDUM NO. 1

ESTIMATED BUILDING EXPENSES

DATE: January 16, 2026

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

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.