BLCC 5.0-01

BLCC 5.0 is a windowed version of BLCC4 with online help, programmed in Java with an XML file format. It maintains the basic approach to computer-supported life-cycle cost analysis that was developed for BLCC4 and which has been widely accepted by government and private-sector analysts. Version 5.0 contains modules for analyzing energy and water conservation and renewable energy projects subject to 10 CFR 436A, either funded from direct appropriations or financed through Energy Savings Performance Contracts or utility contracts as directed in Executive Order 13123. The remaining modules now in BLCC4 will be programmed into BLCC5 in the next few years.

The BLCC computer programs conduct economic analyses by evaluating the relative cost effectiveness of alternative buildings and building-related systems or components. Typically, BLCC is used to evaluate alternative designs that have higher initial costs but lower operating-related costs over the project life than the lowest-initial-cost design. The BLCC software is especially useful for evaluating the costs and benefits of energy and water conservation and renewable energy projects. The life-cycle cost (LCC) of two or more alternative designs are computed and compared to determine which has the lowest LCC and is therefore more economical in the long run. BLCC can be used for evaluating alternative designs in both new and existing buildings. BLCC also calculates comparative economic measures for the alternative designs, including Net Savings, Savings-to-Investment Ratio, Adjusted Internal Rate of Return, and Years to Payback. BLCC can evaluate federal, state, and local government projects as well as non-profit and for-profit projects in the private sector. While BLCC is oriented toward building-related decisions, it can be used to evaluate alternative designs for almost any project type in which higher capital investment costs result in lower future operating-related costs.