

30 YEAR LIFE CYCLE COSTS

Sample comparison from a Minneapolis Target store parking lot

ANNUAL INTEREST RATE	7.00%
ANNUAL INFLATION RATE	3.50%
REAL INTEREST RATE	3.38%

PROJECT SERVICE LIFE		30 YEARS	
CAR PARKING LOT	80,000 sq. feet	LOT CURB:	2,000 Lineal Feet
	8889 sq. yards		444 Square Yards
DRIVE, TRUCK AREA	4,000 sq. feet	DRIVE CURB	1,000 Lineal Feet
	444 sq. yards		222 Square Yards

	YEAR	PRESENT COSTS	INFLATED COSTS	PRESENT VALUE
SPECIFICATION ASPHALT				
		LOT: 2" Asphalt over 8" compacted stone	DRIVE: 3" asphalt over 8" compacted stone	
INIT.COST	0	140,207	140,207	140,207
SEAL COAT	5	6,267	7,443	5,307
OVERLAY	10	52,222	73,665	37,447
SEAL COAT	15	6,267	10,499	3,805
OVERLAY	20	52,222	103,911	26,853
SEAL COAT	25	6,267	14,810	2,729
OVERLAY	30	0	0	0
SEAL COAT	35	0	0	0
ANN. MAINT	30	18,800	32,350	11,526
		\$282,252	\$382,885	\$227,874

CONCRETE EQUIVALENT				
		LOT: 3.8"	DRIVE: 4.6"	
INIT.COST	0	214,025	214,025	214,025
SEAL JOINT	15	10,000	16,753	6,072
SEAL JOINTS	30	0	0	0
ANN.MAINT.	30	13,333	22,943	8,174
		\$237,358	\$253,721	\$228,271

RECOMMENDED FULL DEPTH ASPHALT (ASPHALT INSTITUTE)				
		LOT: 2" over 10.7" base	DRIVE: 3" over 9.3" base	
INIT. COST	0	283,898	283,898	283,898
SEAL COAT	5	6,267	7,443	5,307
SEAL COAT	10	6,267	8,840	4,494
SEAL COAT	15	6,267	10,499	3,805
OVERLAY	20	52,222	103,911	26,853
SEAL COAT	25	6,267	14,810	2,729
SEAL COAT	30	0	0	0
ANN.MAINT.	30	18,800	32,350	11,526
		\$379,988	\$461,751	\$338,612