

	Option	Capital Cost	Average Annual Operating Impacts over 10 years	Net Present Value of Cost over 10 years
1	Status Quo	N/A	\$1.7M - cost includes ferry, building maintenance, and outsourcing cost	\$16.5M
2	Build New Shop	\$11.6M	\$1.3M - cost includes building maintenance, lifecycle on facility, depreciation, interest on debt, and reduced outsourcing cost	\$12.9M
3	Buy or lease a building	Lease \$8.2M Buy \$11.5M	Lease \$1.6M - cost includes lease payments, depreciation on capital lease, interest on debt, ferry, and reduced outsourcing cost Buy \$1.7M - cost includes building maintenance, lifecycle on facility, depreciation expense, interest on debt, ferry cost, and reduced outsourcing cost	Lease \$15.6M Buy \$16.9M
4	Out source	N/A	\$2.4M - cost includes ferry and outsourcing	\$24.2M
5	In-source (Manchester)	N/A	\$1.8M - cost includes ferry and outsourcing	\$18.4M