

EXHIBIT "B"

Valley Communication Center Confire Calculation of Monthly/sq. ft. Cost

The estimates of costs for the Valley Communication Center are based upon the data for COWCP and Direct Billing Costs as presented by the Auditor/Controller/Treasurer in their annual calculations and the Direct Billing Costs used to calculate the Facility Charges for Confire's occupancy at the High Desert Government Center.

COWCAP Cost Allocation (High Desert Government Center)

FY 2021-22 ÷ Square Feet = Annual COWCAP/sq. ft.

$$\$151,623 \div 10,253.66 = \$14.78$$

$$\$14.78 \div 12 \text{ months} = \mathbf{1.23/sq. ft./month^*}$$

Direct Bill Costs/sq. ft. (Note a 4% COLA was applied for the two years from 2019-2021)

Custodial + Grounds Maintenance + Maintenance + Utilities = Total Direct Costs

$$\$2.27 + \$0.42 + \$3.23 + \$6.53 = \$12.45$$

$$\$12.45 \div 12 \text{ months} = \mathbf{\$1.04/sq. ft./month^*}$$

$$*\$1.23 + \$1.04 = \mathbf{\$2.27/sq. ft./month}$$
 (Present rate)

Rent Calculation

Proposed sq. ft. Occupancy	x	Rate/sq. ft. (Includes COWCAP & Direct Bill Costs)	=	Rent
16,408	x	\$2.27	=	\$37,246