

CCBF O&M Costs

Generally, Operation & Maintenance (O&M) costs include those major components required to operate and maintain a facility, i.e. labor, fuel, electricity, equipment and material. In order to apply any O&M costing methodology to a specific facility, it is necessary to make adjustments that consider the life of the facility, its physical condition, type of construction and the accessibility to the site/costs, costs of utilities/services and if required, programming costs.

We are, however, able to provide the table below, which gives the estimated O&M cost as a percentage of capital cost. This percentage is an average based on a 20-year period.

Remember O&M cost will be less when the asset is new and more as the age of the building increases. Please note that the percentage is established based on industry experiences and are budgetary only.

Estimated O&M Cost as a percentage of Construction Cost

Facility	Cost
Arena	5% of the capital Construction allowances of the first million and 3% of the remaining construction estimate
Community Gym	5% of the capital Construction allowances of the first million and 3% of the remaining construction estimate
Community Hall	5% of the capital Construction allowances of the first million and 3% of the remaining construction estimate
Community Office	5% of the capital Construction allowances of the first million and 3% of the remaining construction estimate
Firehall	7% of the capital Construction estimate
Maintenance Garage	7% of the capital Construction estimate
Parking Garage	5% of the capital Construction estimate
Truckfill Station	7% of the capital Construction estimate
Water Treatment Plant	12% of the capital Construction estimate