

By Amanda Parolise

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Building Program Annual Operating Budget For New K-Middle School Building Project

For a building program to be successful and sustainable, it is imperative that the program include an operating and construction budget. Fifteen to 20% of the cost of a building is first cost, and the other 80% or more represents the O&M over the building's lifetime. The following is a sample of what the HVAC annual operating budget for a K through middle school could look like at the conceptual phase of a renovation project.

ADMINISTRATIVE				
SALARIES, WAGES & BENEFITS				
• Employee salaries & wages	(0) Manager	(0) Supervisor	(2) Custodians	\$ 40,000
• Taxes, healthcare, etc.				\$ 16,000
• Retirement & benefits				\$ 4,000
OUTSOURCED O&M				
• Project management				\$ 0
• Vendor salaries & wages				\$ 0
• Supplies				\$ 0
SERVICE CONTRACTS				
• Refrigeration equipment	(4) Air-cool condenser units twice a year			\$ 1,000
• Heating equipment	(1) Condensing boiler twice a year			\$ 1,800
• Filters	By school maintenance			\$ 0
• Emergency generator	By outsource vendor quarterly			\$ 4,000
CONSULTANTS				
• CAD	None			\$ 0
• Energy	None			\$ 0
• Information technology	None			\$ 0
INFORMATION TECHNOLOGY				
• Computerized maintenance management software (CMMS)	None			\$ 0
• Handheld devices	None			\$ 0
EXPENSES				
• Education	(2) HVAC courses			\$ 500
• Conferences	None			\$ 0
• Office supplies	\$250.00 per month			\$ 3,000
UTILITIES				
• Electricity				\$ 360,000
• Gas				\$ 36,000
• Oil				\$ 0
• Propane				\$ 0
• District/campus steam				\$ 0
• District/campus chilled water				\$ 0
• District/campus hot water				\$ 0
DOCUMENTATION				
• Printing				\$ 0
PROJECT				
• Maintenance repair	None			\$ 0
• In-House HVAC modifications	None			\$ 0
• Capital projects	None			\$ 0
• Energy initiatives	None			\$ 0
			TOTAL ANNUAL OPERATING COST	\$ 466,300
			TOTAL ANNUAL OPERATING COST/Sq Ft	\$ 2.60