

## Life-Cycle Costing

We help our clients to balance capital expenditure and running costs to achieve a minimum net present value (NPV) consistent with the provision of liveable space and services to the standards required.

A cost forecast is usually allocated over a 25-year period, but timescales vary with each commission. We take a number of issues into consideration, particularly capital, energy, maintenance and operating costs.

The whole-life cost model shows the total cost implications of the building for the defined study period. It combines the capital costs of constructing the facility with life-cycle, operational and maintenance costs.

Whole-life costs also consider the position at the end of the study period when the facility will need to be disposed of, either by sale or redevelopment.

The FCA provides a benchmark of the current performance of the building and prioritizes projects for maintenance, repair, and/or renewal. The data is summarized in a Facility Condition Index (FCI) that provides an objective benchmark against which the owners and operators can monitor changes over time.

## PROJECT EXPERIENCE

### HealthCare Facilities

- Acute Care
- Hospitals
- Community Health Care Centres
- Multi-Level Care
- Medical Research Laboratories
- Extended Care and Assisted Living

### Commercial / Industrial / Retail

- Warehouse / Office Developments
- High-Rise Office Buildings
- Shopping Centres
- Commercial / Retail
- Restaurants
- Data Storage Centres
- Hotels
- Condominiums
- Banks
- Auto Dealerships

## Residential

- High Rise Apartments
- Low Rise Apartments
- Multi-Family Residential
- Town House Developments
- Single Family Housing
- Custom Built Residences
- Student Housing
- Special Needs Housing

## Institutional

- Government Office Buildings
- Courthouses
- Correction Centres
- Fire Halls
- Places of Worship
- Airports
- Defence Construction
- Libraries
- Recreational
- Casinos and Gaming Centres

## Community / Recreational

- Aquatic Centres
- Ice Arenas
- Stadiums
- Theatres
- Golf Courses and Clubhouses
- Museums

## Education Facilities

- University & College
- Secondary Schools
- Elementary Schools
- Daycares