Discount Rate 3.5% Year (Please delete if not applicable) Initial capital costs Initial capital costs - Land Acquisition - Purchase/Construction/Refurbishment Image: Construction/Refurbishment - Loose Furniture/Equipment - Image: Construction/Refurbishment Image: Construction/Refurbishment - Loose Furniture/Equipment - Associated professional fees Image: Construction/Refurbishment - Associated professional fees - Image: Construction/Refurbishment Image: Construction/Refurbishment - Associated professional fees - Image: Construction/Refurbishment Image: Construction/Refurbishment - Associated professional fees - Image: Construction/Refurbishment Image: Construction/Refurbishment - Gas - - Temporary Accomodation Image: Construction/Refurbishment Image: Construction/Refurbishment - Gas - - General Associated professional fees Image: Construction/Refurbishment - Other N/A N/A N/A Image: Construction/Refurbishment Image: Construction/Refurbishment Image: Construction/Refurbishment Image: Construction/Refurbishment Image: Constructin/Refurbishment Image: Constructi		33,000	Year 2	Year 3	Year 4	- ,		Year 7	Year 8	Year 9 56,700 72,164	Year 10	Year 11	Year 12	Year 13 74,322 94,592	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Totals
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Total cost 61,				504.005	484,919	496,092	507,857	520,251	533,310	547,077	561,594	704,407	670,566	687,622	705,632	774,656	744,756	766,001	788,462	812,218	837,349	£12,958,67

Asumptions The FM are n/a as they are largely covered by the management fee Some Access issues are addressed within the maintenance plan but the additional sum is to try to overcome some of the building constraints Sustainable trans I have also assumed n/a as both sites have good access clearly this would be a consideration if the new pool option is accepted and we were looking at the relevant merits of sites Fuel based on a 7.5% increse in price Financing £1.75M which would be over 25 years but pro rata for over 20 years to fit model based on £1.4m immediate requirement £0.35m year 11 to replace AHU's Close down costs based on 4week/6week/4week/4week Environmental sustainable improvements included in £1.75m but will not yield significant savings Management fee increased by 3% and not reduced due to tender and/or better facilities