

SCHEME NAME	20 year refurbishment																				SCHEME REFERENCE	Option appraisal																				Whole life costing NPV calculator																			
Discount Rate 3.5%	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Totals																																							
Initial capital costs																						0																																							
- Land Acquisition																						0																																							
- Purchase/Construction/Refurbishment																						0																																							
- Loose Furniture/Equipment																						0																																							
- Associated professional fees																						0																																							
- Temporary Accomodation																						0																																							
- Relocation Allowance																						0																																							
Land Sales (negative)																						0																																							
Life time Costs																						0																																							
Energy - Electricity		33,000	35,310	37,782	40,426	43,256	46,284	49,524	52,991	56,700	60,669	64,916	69,460	74,322	79,525	85,092	91,048	97,421	104,241	111,538	119,345	1,352,851																																							
- Gas		42,000	44,940	48,086	51,452	55,053	58,907	63,031	67,443	72,164	77,215	82,620	88,404	94,592	101,213	108,298	115,879	123,991	132,670	141,957	151,894	1,721,811																																							
- Other	N/A																					0																																							
Water and Sewerage	N/A																					0																																							
Maintenance	N/A																					0																																							
Caretaking	N/A																					0																																							
Cleaning	N/A																					0																																							
Grounds Maintenance	N/A																					0																																							
Insurance	N/A																					0																																							
Flexibility of use																						0																																							
Sustainable transportation - Location	N/A																					0																																							
Sustainable transportation - Facilities	N/A																					0																																							
Sustainable transportation - Sourcing	N/A																					0																																							
Security Costs	N/A																					0																																							
Other security issues i.e vandalism	N/A																					0																																							
Environmental Issues/Sustainability	N/A																					0																																							
Access issues			100,000																			100,000																																							
Financing costs		235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	235,000	312,500	312,500	312,500	312,500	312,500	312,500	312,500	312,500	312,500	312,500	5,475,000																																							
Fees @7.5%	N/A	131,250																				131,250																																							
Rents	N/A																					0																																							
Rates	N/A																					0																																							
Income or partnership payments (negative)																						0																																							
Additional facilities requested by third parties	N/A																					0																																							
Disposal at end of life																						0																																							
Other Operational costs Mgt fee		144,630	148,969	153,438	158,041	162,782	167,666	172,696	177,877	183,213	188,709	194,371	200,202	206,208	212,394	218,766	225,329	232,089	239,051	246,223	253,610	3,886,262																																							
User defined issue - Provide detail																						0																																							
Immediate maintenace costs pyramids		27,000																				27,000																																							
Immediate pool plant costs pyramids		34,500																				34,500																																							
User defined issue																						0																																							
Close down costs Est£8200/week		30,000	50,000	50,000							50,000					50,000						230,000																																							
Short term pool plant costs eg dosing system	Incl in finance																					0																																							
Other short term pool plant costs eg filters	Incl in finance																					0																																							
User defined issue																						0																																							
User defined issue																						0																																							
User defined issue																						0																																							
Total cost	61,500	615,880	614,219	524,305	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	£12,958,674.19																																							
Total cost NPV	61,500	595,053	573,380	472,893	422,579	417,696	413,142	408,912	405,002	401,407	398,124	482,481	443,769	439,668	435,927	462,385	429,505	426,819	424,478	422,480	420,823	£8,958,024																																							

Assumptions

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% increase 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/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