

| 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