South Ribble Borough Council Bamber Bridge Leisure centre (withy grove)

 Facility’s lifecycle costing.

Due to the condition survey completed 7/07/2016, we believe this will be sufficient moving forwards. Over **the last 3 years, there has been a backlog of maintenance totalling £637,585.00**

**Within the next 3 years (2019-2022),** there will be a need for replacement items and refurbishment as followed, per the condition survey schedule totalling - **£775,121.00 through to 7/07/2022,** this comes to a **total of £1,412,706.00 within 3 years that will need to be spent to stand still.**

All life exp dates from 7th July 2016

Work past due and/or due within the 6-year period listed below –

* Pitched roof poolside – Kalzip standing seam - finish to Kalzip seam, 6yr exp,

Action – replace coating,

Cost - £26,940.00

* PVC rainwater pipes – finish, 5yr exp,

Action – Redecorate

Cost - £280.00

* Aluminium rainwater pipes & finish, 5yr exp,

(Comment per survey - Rainwater pipes damaged/displaced)

Action – Replace

Cost - £1,200.00

* Cavity wall, clay facing, 1yr exp,

Action - Re-point eroded mortar joints

Cost - £400.00

* External windows, porthole (PPC aluminium double glazed), Gaskets & window finishes, 5yr exp,

Action – Replace fittings & recoat

Cost - £220.00

* External windows, timber glazed – finish to windows, 3yr exp,

Action – Redecorate

Cost £2,160.00

* External curtain walling to pool area north elevation, timber glazed – finishes to windows, 3yr exp,

(Comment per survey – Signs of rot evident to timber frame)

Action – redecorate

Cost - £2,760.00

* Main entrance curtain walling Inc. manual swing doors – finishes to curtain walling, 3yr exp,

Action – Redecorate

Cost - £1,950.00

* Pool areas south facing curtain walling Inc. manual swing doors - finishes to curtain walling, 3yr exp,

Action – Redecorate

Cost - £2,400.00

* External doors, single – finish to doors, 5yr exp,

Action – Redecorate

Cost - £240.00

* External doors, double - Hardware & finish, 5yr exp,

Action – Redecorate & Replace

Cost - £1240.00

* External doors, double – Hardware & finish, 5yr exp,

Action – Redecorate & Replace

Cost - £ 1860.00

* External electrically operated shutters - electric motors & Finishes to shutters, 5yr exp,

Action – Replace & Redecorate

Cost - £3818.00

* Louvered doors to plant room – finish, 4yr exp,

Action – Redecorate

Cost - £420.00

* Internal finishes, Eggshell paint, emulsion paint to walls and ceilings – Circulation, ground floor rooms, first floor rooms, stores, 2-3-5yr exp,

Action – Redecorate

Cost - £33,166.80

* Ceramic wall tiling, changing room showers, toilet areas – Grouting, 5yr exp,

Action – Re grout

Cost £4245.00

* Floor finishes, wood block floor to squash court, sports hall and dance studio – finish, 5yr exp,

Action – Strip and re-seal

Cost - £11,106.00

* Softwood skirting – finish & vinyl covered skirting, 3yr exp,

Action – Redecorate & replace

Cost - £830.00

* Ceiling finishes, Suspended ceilings – tiles/infill panels to café area – 2no. water damaged/missing tiles, 1yr exp,

Action – replace

Cost - £ 220.00

* Internal doors, semi-solid half hour single leaf flush door, finishes (Inc. frame), electronically operated closers, 3 & 5yr exp,

Action – Redecorate & replace

Cost - £3105.00

* Semi-solid half hour double leaf flush door – finish, 5yr exp,

Action – Redecorate

Cost - £770.00

* Sanitary appliances, taps to WHB’s

Action – replace

Cost - £600.00

* Mechanical services, Boilers, Pumps & BMS, 1yr exp,

(Comment per survey – End of their operational lifespan – controls end of operation lifespan)

Action - Replace

Cost - £240,000.00

* Mechanical services, hot water storage, heating controls, heating pipework, heating emitters, boilers (dry side), pumps dry side, heating controls (dry side), hot water generator (plate) & Ductwork, 1 – 5yr exp,

(Comment per survey – end of operational lifespan)

Action - Replace

Cost - £375,500.00

* Electrical services – Electrics, fuse boards, wiring, accessories, luminaries and fire alarm system, 1 - 3yr exp,
* Intruder alarm system and closed circuit television, 5yr exp,

(Comment per survey – Majority of fuse boards, wiring and accessories at end of life span, majority of lighting and emergency lighting system at the end of its lifespan. Aged fire alarm system & associated devices)

Action - Replace aged LV Dist. & small power installation.

Replace part lighting installations & wiring.

Replace & enhance entire fire alarm system

Cost - £ 223,000.00

* External works, tarmac line-marking – symbols to road surface, 5yr exp,

Action – repaint line markings

Cost - £3,400.00

* Brickwork external step – sports hall fire door, 2 yr exp,

Action – re-point steps

Cost £ 300.00

Annual cost, (based on historical costs),

Term Maintenance Work Package - £1,871.02

PPM - £5,122.76

Repairs & Maintenance - £10,897.10

Utilities - £88,059.41