

South Ribble Borough Council Penwortham leisure centre

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 £786,976.00**

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 - **£502,079.00 through to 7/07/2022, this comes to a total of £1,289,055.00 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 –

- External doors – single & double, finish to doors, 5yr exp,

Action – Redecorate

Cost - £540.00

- Louvered doors to plant room, 5yr exp,

Action - Replace

Cost - £9,600.00

- Louvered doors, finish, 5yr exp,

Action – Redecorate

Cost - £480.00

- Semi-solid half hour single leaf flush door, finishes including frame, 1yr exp, E/O door closers, 5yr exp,

Action – Redecorate & Replace

Cost - £2530.00

- Semi-solid half hour single leaf flush door to squash court(s), finishes (including frame) – Ironmongery – E/O door closers, 3yr exp,

Action – Replace & Redecorate

Cost - £430.00

- Semi-solid half hour double leaf flush door – finish (including frame), 1yr exp,

Action – Redecorate

Cost - £350.00

- Internal walls and partitions, timber internal glazed screen – finish screening, 3yr exp,

Action – Redecorate

Cost - £ 600.00

- Internal finishing – decoration, eggshell emulsion paint to walls ceilings & skirting,
Circulation, 1yr exp,
Squash courts, 3yr exp,
Ground floor rooms, 3yr exp,
First floor rooms, 5yr exp,

Action – Redecorate

Cost - £32,424.00

- Ceramic tiling to changing rooms, shower(s) & disabled W.C – Grouting floor tiles, 5yr exp,

Action – re grout

Cost - £ 4,350.00

- Woodblock flooring, squash court & dance studio – finish, 5yr exp,

Action – Strip and re-seal floor

Cost - £3,420.00

- Mechanical services, Boilers, Pumps, BMS, Air conditioning and pressurisation unit, 1yr exp,

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

Action - Replace

Cost - £240,000.00

- Mechanical services, heating controls, heating pipework, heating emitters & Local extract systems, 2 – 5yr exp,

Action – Replace

Cost - £165,300.00

- 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

Cost - £147,000.00

- External works, tarmac patch repairs, line-marking & symbols to road surface, 5yr exp,

Action – repaint line markings & Resurface

Cost - £4025.00

- Tarmac MUGA – paths hardstanding areas & Line marking, 5yr exp,

Action – Repaint line markings

Cost - £5,460.00

- Fencing to carpark, 1.5m high decorative finish, 5yr exp,

Action – redecorate

Cost - £2040.00

- External Astroturf sports pitch, 1yr exp,

Action - Deep clean annual maintenance

Cost - £3,000.00

Annual cost, (based on historical costs),

Term Maintenance Work Package - £1,573.00

PPM - £5,355.40

Repairs & Maintenance - £12,087.91

Utility's - £106,349.07