

BREAKDOWN OF MAIN CAPITAL EXPENDITURE ITEMS (10 years) - ***Best current approximate estimates for scenarios outlined***

ITEMS PROPOSED FOR CAPITAL PROGRAMME 2013 - 2016 ARE HIGHLIGHTED IN YELLOW

Site	Works Required	Budget cost (retain ongoing facility beyond 10 Yr)	3 - 5Yr upkeep (replace facility at Yr5)	10 Yr upkeep (replace after Yr 10)	Estimates on a new pool being kept up to spec (10 yr spend)	Comments
Derwent Pool	External cladding	£30,000.00	N/a	£10,000.00	N/a	
	Overhaul / re-commission M&E	£40,000.00	£40,000.00	£40,000.00	N/a	ESSENTIAL
	External decoration	£5,000.00	£2,500.00	£5,000.00	£5,000.00	
	Curtain walling / glazing	£50,000.00	N/a	£25,000.00	N/a	
	Pitched roof repairs	£5,000.00	£1,000.00	£4,000.00	N/a	
	Flat roof replacement	£90,000.00	£90,000.00	£90,000.00	N/a	ESSENTIAL
	Replace northlights	£25,000.00	£8,000.00	£25,000.00	N/a	Reduced inferior proposal but some alterations necessary due to flat roof works.
	Tarmac / paving	£4,000.00	£2,000.00	£4,000.00	£3,000.00	
	Beams and structure	£15,000.00	N/a	£15,000.00	N/a	
	Insulation	£10,000.00	N/a	£10,000.00	N/a	
	Water treatment	£5,000.00	?	£5,000.00	£3,000.00	
	Replace filter medium	£11,000.00	£11,000.00	£11,000.00	£12,000.00	ESSENTIAL
	Changing rooms & lockers	£50,000.00	£10,000.00	£50,000.00	£50,000.00	Carry out minimal repairs to maintain the poor state of the existing fixtures and fittings. This is not an effective use of money and maintains the poor aesthetic environment for customers. No "bang for bucks" in terms of staff and customers seeing an improvement in the facility
	Electrical phased rewire	£35,000.00	£5,000.00	£35,000.00	N/a	
	New lift	£25,000.00	N/a	£25,000.00	N/a	
	AHU's	£50,000.00	£50,000.00	£50,000.00	N/a	Essential if we want to provide a healthy and efficient internal environment to the benefit of staff and customers and to protect the building fabric and finishes. Also this installation requires a new aperture through the roof, so would be better and sensibly undertaken at the time of the replacement of flat roof finishes.
	Renewable energy scheme (Currently based on solar thermal)	£60,000.00	N/a	?	?	Provides opportunity to receive income and also reduce energy use and expenditure but probably payback in excess of 10 yrs.
	Internal Lining	£8,000.00	done	N/a	N/a	
Internal decorations	£15,000.00	done	£10,000.00	£10,000.00		
Re-grout Pool	£25,000.00	N/a	£25,000.00	N/a	Following recent survey this work is due to prevent potential significant loss of structure / finishes and would compliment recent works undertaken to re-line the overflow channels and tiling of pool surround.	
DP Sub-Total		£558,000.00	£219,500.00	£439,000.00	£83,000.00	

Yes, there is still money to spend even with a new pool and the figures are very approximate due to the nature of this exercise and scenarios set out above. These may split in different proportions or mean that additional costs arise by undertaking piecemeal elements of works that could be done more effectively together, etc.