

Design Life Cycle Costing Analysis (LCC)

ISO 15686-5, EN16627.

UK - Standardized method of life cycle costing for construction procurement, PD156865:2008.

RICS Guidance note UK July 2016.

1. Initial Costs

The tender sum which includes all items necessary to refurbish and replace the Torquay Town Dock.

2. Service / Renewal & Maintenance Costs

Redecorations;

Inspections;

Periodic maintenance and replacement component activities;

Unscheduled corrective and responsive maintenance and component repairs;
and

Planned and preventative maintenance and component replacement.

3. Operating Costs

Cleaning, general upkeep requirements.

4. Disposal Costs

Recycling, recovery of materials, environmental protection, site clean-up costs, re-sale values.

The definitions of items 1 to 4 above are not listed in any order of priority, are not exhaustive, exclusive and are not limited to.

The life cycle costs of this project will demonstrate what will need to be done, when and how much it will cost to keep the Town Dock in the best condition to ensure its designed lifetime is at least achieved, or exceeded.

Applicants will be assessed and evaluated on the Life Cycle Costing Analysis submitted within their respective tenders.

The Life Cycle Costing Analysis will be used by the end user to determine the Whole Life Cost of the complete project.

Applicants will submit a separate long term maintenance contract proposal complete with costings to fulfil the identified activities for the client so the completed project will achieve its full design life.

Warranties / guarantees offered by the Applicant to substantiate their submissions.