

IDP-1: Life Cycle Costing

Intent

To enable effective long-term decisions about design and construction in order to maximise efficiency over the whole life of the public realm space.

Credit Requirements

GENERAL

Demonstrate that a Life Cycle Costing (LCC) analysis was undertaken during concept design by a RICS Chartered Surveyor to inform the selection of materials or public realm furniture.

The LCC analysis must be carried out for a minimum of two of the following:

- Hardscape material
- Softscape material
- Public realm furniture
- Shading structures
- Walls, fences and screens
- Irrigation systems
- Lighting

The LCC model developed must be maintained and upgraded at each design stage (concept, detailed, tender) and updated at the end of construction to reflect final construction costs.

ADDITIONAL REQUIREMENT/CLARIFICATIONS

Individual Streetscapes

This credit is not available.

Credit Submission: Design Rating

- ☐ LCC report produced at the end of design, including the following:
 - Executive summary with summary history of the progressive decisions that benefited from LCC;
 - Purpose and scope (including what costs have been considered/excluded and the period of analysis);
 - Statement of objectives;
 - Materials considered, and justification for their selection;
 - Any assumptions made;
 - Any constraints and risks identified;
 - Alternatives considered in the analysis;
 - LCC Results including risk assumptions and exclusions;
 - Graphical representation of results;
 - Replacement and maintenance plan; and
 - Conclusions related to the objectives of the study and recommendations for materials selection.
- ☐ Specifications and Drawings identifying the selected materials which have been included within the design; and
- ☐ CV of the RICS Chartered Surveyor.

Credit Submission: Construction Rating

- ☐ Updated LCC report reflecting final construction costs; and
- ☐ Photographs confirming the installed materials in line with the final LCC report.