**Beaconsfield public Toilet Refurbishment Costing Document**

When costing the following document, please note the existing DDA WC is to be refurbished last and it will remain open to stall holders on market days only. This being the case it is the contractor’s responsibility to keep it clear of building supplies and accessible to traders on those dates.

All works to be carried out in line with current Building Regulations and all certification to be issued at the end of the project

There will be time made available for all contractors to visit site prior to costing, please call Janine Spearing on 07828 284705 to arrange a visit. The facilities are currently locked so no access can be gained without appointment.

The project is to be split into two Phases, the WC works and the exterior works, and should be costed as two separate contracts.

**Phase 1 - Toilet Works**

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| **Item** | **Description** | **Cost** |
| Demolition | Remove the front wall and supply and install a new supporting steel where the external wall has been removed, the calculations of steel to be approved by Building Regs. Remove all internal walls.Remove all existing sanitaryware and doors. Remove all existing wall tiles where needed. | £ |
| Electrical work | Relocate existing electrical cupboard to new location as shown on drawing 5067-02.All redundant wiring to existing services to be removed and new wiring installed where required.All electrics to comply with current regulations and relevant certificates to be issued by the electrical contractor. | £ |
| Extraction | Supply and install Extraction system to all new toilets.  | £ |
| Plumbing | Strip out and cap off redundant water supplies.All new waste/services for the new sinks, toilets and urinal to run in service duct behind the cubicle IPS panels as shown on drawing 5067-02.Supply and Install 1 new 50L dora2050 water heater from Orca Spaces. Heater to be installed in the Storeroom.  | £ |
| Flooring  | Repair floor where needed after demolition works. Option A – Screed all floors with self-levelling screed. Supply and install Altro Classic R11 Anti Slip Flooring with coved skirting to all WCs. Option B – Supply and install Altro Grip 1.25mm Resin with Coved skirting Store floor to be painted using commercial grade floor paint. The new external floor area outside store and in front of both unisex toilets shown on drawing 5067-02 requires ground preparation ready to take a resin floor.Supply and install exterior grade non-slip resin floor to newly created external floor area. | ££££ |
| New walls | Build external walls to new configuration from breeze block/brick to match existing walls as marked in red on drawing 5067-02. New internal walls shown in pink on drawing 5067-02 to be either breezeblock or 100mm partitions systems with internal reinforcements to take all the fittings in agreement with building regulations.Dry line all walls to storeroom shown in blue on drawing 5067-02 and paint white | ££ |
| Doors | Supply and Install DDA weatherproof doors to the 3 new DDA toilets.Supply and install a new single weatherproof door to smaller unisex WC and rear storeroomSupply and install new Hospital weatherproof door to Storeroom entrance. All doors to be lockable with an FB2 key. All DDA doors to have DDA approved door handles and latches.The smaller unisex toilet door to be fitted with a vacant/engaged thumb latch.Supply and install Coat hooks to all toilets fitted to DDA Location | £ |
| Ceilings | Make good ceilings after demolition works and removal of old lighting. Install new MF ceiling on hangers below existing wood ceiling within all toilet areas and Store (Unless upon site inspection/demolition there is good cause to remove the existing ceiling) All ceilings to be painted matt whiteReplace existing soffit and install new weatherproof ceiling to the outside of the smaller unisex WC and Store lobby and to the front overhangNote - There are currently trickle vents in place in the existing soffit, if found to be redundant these do not need to be replaced in new soffit. | ££ |
| Lighting | New LED Round backlight panels 12w 170mm diameter fittings to be installed within the new MF ceiling to all WCs and storeroom. Lighting to be on a PIR system set for a minimum of 20 minutes.Storeroom lighting to be switch controlled.Level of lighting to be set to make sure minimum glare off the wall panels New exterior grade white spotlights to exterior ceiling to be timer controlled.New exterior Jale LED wall light to be installed as per drawing 5067-02 to run off the same timer as the exterior ceiling spotlights.  <https://www.lights.co.uk/jale-semicircle-led-outdoor-light.htm>l | ££££ |
| Sanitaryware | Supply and install the following sanitaryware from Orca space to the 3 DDA toilets -Back to wall Doc M pack in Graphite grey to include toilet seat dor6232ihPaddle lever cistern dorA1120Back to wall pan dorA1122Dementia Friendly wall hung basin & TapsDolphin Electric Hand dryer BC2001 Stainless SteelDolphin Soap dispenser BC923 Stainless SteelDD Alarm pull cord and exterior red Beacon In addition to the above items supply and install a cancelled waste urinal dorA1173 to the male toiletIn addition to the above items supply and install a wall hung baby changing unit BC100SS-SM and nappy bin BC103 NLB—G to the unisex baby change toiletTo the smaller unisex toilet install – Paddle lever cistern dorA1120Back to wall pan dorA1122Dementia Friendly wall hung basin & TapsDolphin Electric Hand dryer BC2001 Stainless SteelDolphin Soap dispenser BC923 Stainless SteelAs toilets are to be dementia friendly toilets so no mirrors are to be installedOrca’s details – ORCASPACES . 63 Victoria Road. Burgess Hill. RH15 9LN+44 (0)3300 563883 . www.orcaspaces.com glynn.cook@orcaspaces.com | £ |
| Finishes | All existing walls to WCs to be made good after demolition. All WC walls to be clad in IPS panels in 2 colours (TBC)   | £ |
| Signage | Supply and install Dementia friendly door signs to include the word toilet and a picture of a toilet on the outside and “Way Out / Exit” signs on the inside to all toiletsSupply and Install new dementia friendly sign to main Sign to have the word Toilet, a picture of a toilet and the opening times. This is to be installed on the brick wall next to the gates.Designs, material and colour for all signs to be approved with the designer before manufacture   |  ££ |
|  | **Total project cost** | **£** |

**Phase Two - Exterior Works**

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| **Item** | **Description** | **Cost** |
| Shrub Beds | Remove existing shrub bed planting to the left and right of the main entrance gates and pave over to match the exiting paviers. NB: Paviers removed in creating new shrub beds to be used if possible.Remove existing plants from shrub bed outside the toilet and replant. | £ |
| New Planting | Create 2 new plant areas at low level by removing paviers and hardcore to expose subsoil. Replace spoil with a good quality topsoil and plant with thornless and non-toxic plants. These new beds will form a “One way system” | £ |
| Exterior Lighting | Supply and install new bollard lighting. Lights to be on the same timer as the rest of the exterior lighting<https://www.lights.co.uk/egon-led-bollard-light-with-angular-light-body.html> | £ |
| Bottle filling station | Supply and install wall mounted bottle filling station. Colour to be black.<https://www.miw.co.uk/our-range/water-coolers/outdoor-drinking-fountains/lk4405-bf-outdoor-bottle-filling-station>This is to be installed where current small metal fence area is located. The wall around the bottle filling unt will need to be made good and approved by conservation. Water feed to be taken from fresh water supply within the WC areaWRAS Certificates to be issued by contractor on completion | £ |
| Benches | Supply and install 2 new composite benches to form a seating area. <https://www.earth-anchors.com/products#!/Forest-Saver-seat-321/p/69605915/category=20528860> | £ |
| Gates | Remove existing double iron gates and replace with two new iron gates being of similar design and wide enough for wheelchair access. This wall is within a conservation area so authorities will need to be informed and approve designs prior to installation. | £ |
| Bin | Remove existing old bin outside gate.Supply and install 2 new bins in locations shown on drawing 5067-02<https://www.earth-anchors.com/litter-bins#!/Forest-Saver-Round-82-litre-bin-243/p/70351146/category=20528854> | £ |
|  | **Total project cost** | **£** |