

# Hove Cemetery North Proposed Accessible WC

Revision A: Budget Costs Updated to September 2019

## OVERVIEW (As recorded March 2017)

The existing Male and Female WCs (which are in very poor internal condition with disused and broken fixtures and fittings) were inspected to assess suitability for conversion into a gender neutral, wheelchair accessible WC provision for use by all member of the public visiting the cemetery.

- Male WC has one cubicle, one sink and one trough urinal.
- Female has 2 cubicles, 1 sink and a cleaners cupboard.

There is approx 150mm difference between the external ground level and internal floor level, so ramped access required.

Male and Female is large enough to be converted into a gender neutral accessible WC with baby change.

Male overall internal dimensions: 3480mm x 3120mm

Female overall internal dimensions: 3150mm x 3070 mm

The existing **Male** provision would better lend itself for conversion for the following reasons:

- More space externally to create appropriate ramped access
- Entrance is more readily visible for safety and 'policing' (the building is subject to vandalism)

The following approximate costs have been extrapolated from budget costs for one of my other projects, which included conversion of existing Male WC provision into an accessible facility.

**Photographs of Male WC (as taken March 2017)**



Hove Cemetery North – Proposed Accessible WC: OUTLINE Specification and **Updated** BUDGET Costs **Rev A 10.09.19**

No.	Item	Price
<b>1.0</b>	<b>GENERALLY:</b>	
	Refurbishment and Demolition Asbestos Survey	£330
	Provisional Sum for asbestos removal	£550
	Completely strip out existing room inc flooring, sink, WC, trough urinal, light fittings mirror etc	£440
	Remove existing blockwork partition walls	£176
	Allow for making good and re-plastering all existing walls	£660
	Allow for making good existing floors and provision of latex levelling screed	£330
	Provide robust washable paint finish to all walls and ceiling – i.e. Dulux Diamond matt emulsion	£880
	Overhaul existing windows (4 No)	£154
<b>1.1</b>	<b>M &amp; E Generally:</b>	
	Provide new lighting to new Accessible WC on PIR sensor	£440
	Provide mechanical ventilation to new Accessible WC	£550
	Provide new electric hot water heater to new Accessible WC	£660
<b>1.2</b>	<b>Drainage Generally:</b>	
	Allow for survey/repair of existing drainage/Installation of new drainage	£330
	<b>SUB TOTAL (CARRY FORWARD TO SUMMARY SHEET)</b>	<b>£5500</b>

<b>2.0</b>	<b>NEW ACCESSIBLE WC &amp; BABY CHANGE</b>	
	Provide new concrete ramp 1:15 gradient 1500mm wide (overall rise approx 150mm) to provide level access into WC with 1500 x 1500mm landing at head of ramp (ramping down on other side of landing for mower access to stores) and galvanised handrails to both sides	£2200
	Remove existing external door and frame, enlarge opening with new lintel over and install new outward opening solid external door and frame	£1650
	Provide wheelchair accessible external door threshold by Sealmaster of similar	£110
	Provide mortice lock for securing the door when the WC is not in use.	£55
	Provide lever indicator bolt (openable from outside with coin in event of emergency) and pair of lever handles	£66
	Provide gentle door closer	£121
	Provide metal security grille door (as requested by site staff)	£660
	Provide metal mesh protection to 4 No windows	£660
	Install complete 'Doc M' WC pack white sanitaryware, dark blue grabrails	£2475
	Provide new vinyl sheet flooring Tarkett Safetred or similar complete with coved skirtings	£440
	Provide emergency assistance alarm and reset	£440
	Provide tiled splashback to WHB to accessible WC	£110
	Provide new TP, soap and paper towel dispensers and waste bin for paper towels	£55
	Provide electric hand dryer	£220
	Provide full length mirror	£132
	Provide wall-mounted vertical fold-up baby change unit (Baby Point)	£440
	Install adjacent 'vanity' worktop with inset sink, tiled splashback mirror and space for nappy bin under	£495
	<b>SUB TOTAL (CARRY FORWARD TO SUMMARY SHEET)</b>	<b>£10329</b>

**SUMMARY SHEET**

	<b>£</b>	<b>p</b>
<b>Page 2</b>	5500	00
<b>Page 3</b>	10329	00
	<b>15829</b>	<b>00</b>
Contingency Sum at 10%	1583	00
	17412	00
Contractor Prelims at say 15%	2612	00
<b>BUDGET Net Price</b>	20024	00
<b>VAT @ 20%</b>	4005	00
<b>BUDGET TOTAL inc VAT</b>	<b>24029</b>	<b>00</b>