

DUNLUCE AVENUE TOILET BLOCK, PORTRUSH	7th February 2017
TO: ENVIRONMENTAL SERVICES COMMITTEE	
FOR DECISION	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Protecting and Enhancing Our Environments & Assets
Outcome	Our citizens will be given the maximum opportunity to enjoy our natural environments
Lead Officer	Mr. Aidan Mullan - Head of Operations
Estimated Cost:	£175,000

The purpose of this report is to request permission to progress this project to Stage 2 of the Capital Programme Management System. (Detailed Design and Procurement of a Contractor)

Background

The existing toilet block at Dunluce Avenue, Portrush has been closed to the public for a number of years due to its dilapidated condition and need for further investment.

Alternative services are provided by a temporary toilet block located adjacent to the original facility although it is recognised this is not a long term solution and does not provide suitable accessible facilities.

Additionally, the facility is strategically placed in an area of high footfall due to the following:

- The main bus stop is adjacent to this facility which not only draws local users but tourists
- Centrally located between two large car / coach parks
- Provides a 'sluice' facility for the adjacent Camper Van Service Point
- This area will be central to the upcoming Open Golf tournament in 2019 for parking, bus drop offs and general public footfall.
- The proposed public realm scheme will be delivered in close proximity.

Accordingly the Head of Operations requested the Capital Works Delivery team to undertake a condition survey and identify the most appropriate option to enable the reinstatement of the existing facility. (See appendix I for detailed report)

Options Appraisal

The condition report highlighted that not only was the facility in need of extensive work to improve the aesthetics' of the building, but there are also necessary works required to bring this building to a standard which complies with current Building Regulations and legislative standards; i.e. fire detection / alarms, emergency lighting, plumbing and electrical installations are life expired.

A series of options were explored including refurbishment of the existing facility and various new build configurations taking into account projected design life and life cycle costings.

During this process feedback was obtained from Operations staff which confirmed the existing facility is oversized for the previous and potential usage.

It is therefore concluded that due to the existing building being over-sized and in such a poor condition it is not a feasible cost effective option to refurbish the existing facility and therefore the optimum solution to be considered for progression is to demolish and new build to a reduced size / capacity at an estimated cost of £175,000 (includes 15% optimism bias).

Programme:

To minimise the potential disruption to the area the works would be programmed to be completed out of seasonal peak times but to be completed before the golf tournament in 2019.

A contract duration of 5-6-months on-site is envisaged, subject to Contractors Methodology.

Recommendation:

It is recommended that Members consider the above proposal and approve the progression of this project to Stage 2 of the Capital Programme Management System. (Detailed Design and Procurement of a Contractor) with an estimated cost of £175,000.



CONDITION SURVEY REPORT

**AMENITY BLOCK
DUNLUCE AVENUE
PORTRUSH**

for
CAUSEWAY COAST + GLENS BOROUGH COUNCIL

whittakerandwatt
a r c h i t e c t s

379 Antrim Road
Newtownabbey
BT36 5EB

NOVEMBER 2015
Ref. 1699(02)

1.0 REPORT INTRODUCTION

2.0 ABOUT THE INSPECTION

3.0 ABOUT THE PROPERTY

4.0 RISKS

5.0 LEGAL ISSUES

6.0 DECLARATION

7.0 SURVEY INFORMATION

8.0 INITIAL COST ESTIMATES

1.00 REPORT INTRODUCTION

This Condition Report is produced by Whittaker and Watt Architects with input from associated consultants, namely Beattie Flanigan and WH Stephens.

The report aims to highlight:

- The construction and condition of the property on the date it was inspected.
- Any defects that need urgent attention or are particularly serious.
- Items that may need further investigation to prevent serious damage to the fabric of the building.
- Defects or issues which may be hazardous to safety and where further enquiries are needed.

1.01 ADDRESS OF PROPERTY

Amenity Block, Dunluce Avenue, Portrush, Co Antrim.

1.02 DATE OF INSPECTION

25th November 2016.

1.03 WEATHER CONDITIONS

Bright sky, dry atmosphere, colder temperature.

1.04 CURRENT STATUS OF PROPERTY

Vacant / Derelict.

2.00 ABOUT THE INSPECTION

The interior and exterior of the main building and all permanent outbuildings are inspected along with the electrical, space heating, water heating and drainage services that can be seen.

To assist with clarifying the condition of the building a rating can be given to some or all of the main elements which is intended to indicate the urgency with which certain items may need attention.

3	<i>Items that are serious and/or require repair, replacement or investigation urgently.</i>
2	<i>Items which require repair or replacement but are <u>not</u> considered to be either serious or urgent.</i>
1	<i>No attention is currently required.</i>
ni	<i>Not Inspected.</i>
na	<i>Not Applicable.</i>

It should be noted that the above categorisations are set in the context of returning the building to use by the public.

The inspection consists of a visual assessment and if necessary, and/or feasible, an intrusive investigation which may include, but is not limited to, lifting floor coverings or floorboards, moving furniture, forceful opening of building envelope (internal and/or external) etc. Roof constructions will be inspected externally and where possible from the interior as will floor voids. Any areas of the property which are inaccessible or for any reason are not available for inspection, and would normally be covered, are noted in the report.

3.00 ABOUT THE PROPERTY

The building is currently vacant / derelict and has been for some time. Its previous use was as an amenity / toilet block open to the public.

3.01 TYPE OF PROPERTY

The premises has the sole purpose for use as a public toilet facility with central store area included. All elements of accommodation are located on the ground floor.

3.02 APPROXIMATE YEAR PROPERTY WAS BUILT

Not known. Approximated as mid 1980s.

3.03 APPROXIMATE YEAR PROPERTY WAS EXTENDED

Not applicable.

3.04 ANY OTHER RELEVANT INFORMATION

A brief Asbestos Management Survey (previously categorized as Type 2) was provided with the briefing information, however, the Asbestos Register (Appendix 1) appears to have been omitted. Before any works would be undertaken within the building a Refurbishment and Demolition Survey should be carried out and a subsequent report provided to the Client for inclusion in the Pre-Contact Information.

3.05 ACCOMMODATION SCHEDULE

FLOOR	LIVING ROOMS	BEDROOMS	BATH/SHOWER	OFFICE	TOILET AREA	STORE ROOM	OTHER (NAME)
GROUND	-	-	-	-	2 COMMUNAL 1 SEPARATE	1	-
FIRST	-	-	-	-	-	-	-

3.06 GENERAL CONSTRUCTION

Brickwork and blockwork cavity construction to external walls (painted roughcast render panel finish) with plastered blockwork internal partitions (no confirmation if insulation present in cavities).

Roof construction appears to be as follows:

Flat Roof – concrete construction with felt membrane finish (no confirmation if insulation present).

Pitched Roof – timber rafter construction with what appears to be woodwool slab overlay between. Surface finish is felt membrane (no confirmation if insulation present).

3.07 MAINS SERVICES

(marked boxes show that mains services are present)

GAS ELECTRICITY WATER DRAINAGE

3.08 CENTRAL HEATING

GAS ELECTRICITY SOLID FUEL OIL NONE

3.09 OTHER SERVICES

See Mechanical + Electrical Consultants report.

4.00 RISKS

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk.

These may have been reported and condition rated against more than one part of the property or may be of a more general nature.

4.01 RISKS TO THE BUILDING

Ventilation provision.

Electrical services provision.

Mechanical services provision.

4.02 RISKS TO THE GROUNDS

Not applicable.

4.03 RISKS TO THE PUBLIC

Universal accessibility : non-compliant.

4.04 OTHER

Not applicable.

5.00 LEGAL ISSUES

We do not act as 'legal advisers' and cannot comment on any legal documentation, however, if during the inspection any issues are identified that the Client's legal advisers may need to investigate further, these may be referred to in the report eg. tenant agreements, warranties for replacing existing building elements etc.

6.00 DECLARATION

We confirm that we have inspected the property and prepared the following report.....

SIGNATURE

COMPANY

WHITTAKER AND WATT ARCHITECTS LTD

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PROPERTY ADDRESS

PUBLIC AMENITY BLOCK
DUNLUCE AVENUE
PORTRUSH
CO ANTRIM

CLIENT

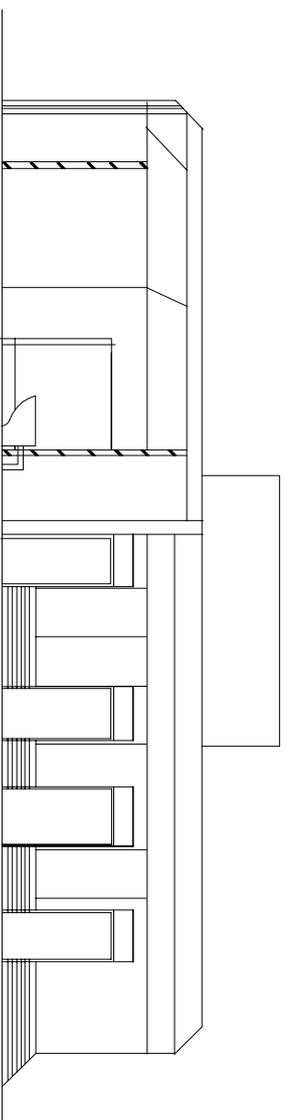
CAUSEWAY COAST AND GLENS BOROUGH COUNCIL

DATE REPORT COMPLETED

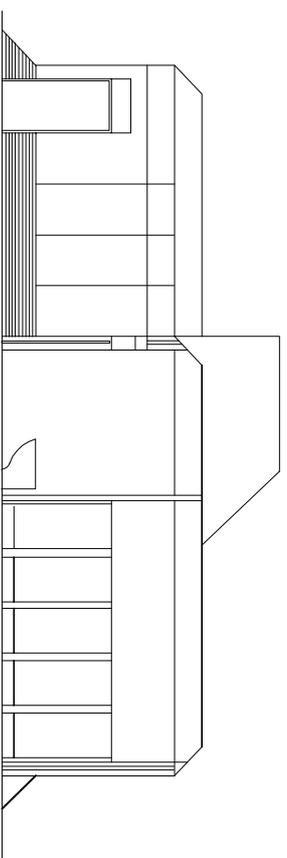
30TH NOVEMBER 2016

7.00 SURVEY INFORMATION

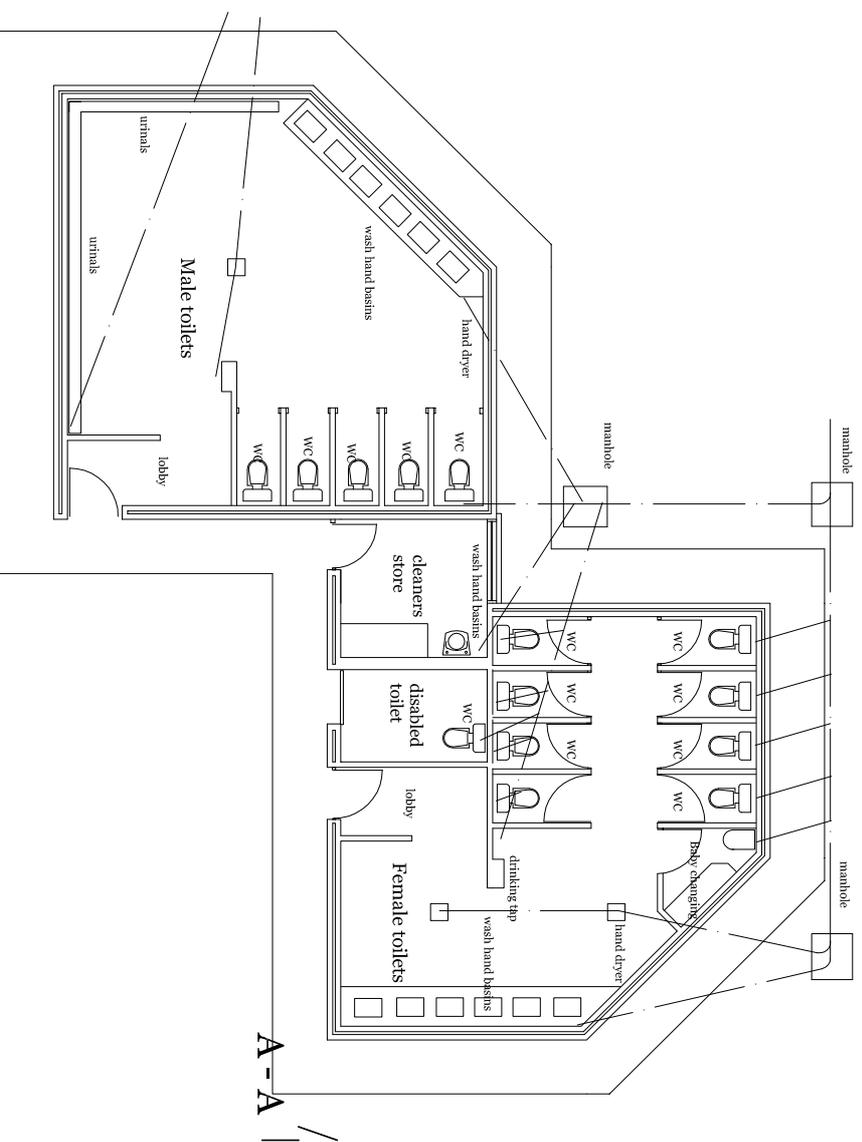




Section A - A



Section B - B



A - A

Existing Plan

CONDITION SURVEY CHECKLIST

JOB NO 1699(02) JOB NAME AMENITY BLOCK – DUNLUCE AVENUE, PORTRUSH

ITEM NO	ACTION	LEVEL	ROOM NO	1/2/3
1.00	Male Toilet Area	1	See dwg	
1.01	<p>Walls: ceramic tiles floor to ceiling on blockwork construction (full height).</p> <ul style="list-style-type: none"> Generally the tiling is intact but there are regular examples of isolated damage due to wear-and-tear eg. chipped edges and cracked tiles. Due to the age of the building there are indicators that 'wall fixed' items have been moved over time and holes and other isolated damage are visible in these areas. There are signs of cracking at the corner of the entrance door – on the internal and external sides. This would suggest some structural movement in this area but it currently does not appear to indicate significant distress. The tiling is generally very dirty and displays an obvious build up of discolouration over time while the grouting between is also very 'grimy' throughout. High level paneling shows signs of surface damp (mould growth), likely to be attributed to a combination of substandard ventilation and environmental exposure due to damage to existing rooflights. There is no indication that wall cavities or roof constructions are insulated either to assist with thermal performance. Paneling is also visibly damaged in isolated areas with some joints either broken or dented. In general, the areas of paneling are considered in need of removal as some sections of support framing appear to be failing also. 			<p>3</p> <p>1</p> <p>3</p> <p>3</p> <p>3</p>
1.02	<p>Ceiling: smooth painted plasterwork to concrete structure.</p> <ul style="list-style-type: none"> Paintwork is peeling away from the plasterwork in certain areas due to the ongoing unsuitable internal environment. This can be seen across the main ceiling area and particularly on the reveals to the rooflights. There are isolated areas of physical damage apparent also. 			<p>3</p> <p>2</p>
1.03	<p>Floor: quarry tile flooring on concrete floor slab.</p> <ul style="list-style-type: none"> The floor tiling appears to be generally sound, however, the age of the building and exposure to the elements have left the internal finish extremely dirty. Tiling may not carry any slip resistance. Areas of the tiling are damaged (approx. 25%) eg. isolated skirting tiles and areas around wc units. 			<p>3</p> <p>3</p>

<p>1.04</p>	<p>Windows: 3no single glazed ventilated rooflights.</p> <ul style="list-style-type: none"> • The rooflights appear to be in need of replacement as there would be a strong suspicion that leaks are present around the installations. • The ventilation mechanism within the units would appear to be failing. • One of the rooflight units has had the glass broken leaving the interior exposed to the elements. 			<p>3</p> <p>3</p> <p>3</p>
<p>1.05</p>	<p>Internal Doors: painted plywood cubicle doors and frames.</p> <ul style="list-style-type: none"> • Generally sound but some operational ironmongery is defective and in need of replacement. • Paintwork in need of repair. 			<p>2</p> <p>2</p>
<p>1.06</p>	<p>General: the level of dereliction is such that simply cleaning the surfaces is unlikely to make the environment satisfactorily hygienic.</p>			

CONDITION SURVEY CHECKLIST

JOB NO 1699(02) JOB NAME AMENITY BLOCK – DUNLUCE AVENUE, PORTRUSH

ITEM NO	ACTION	LEVEL	ROOM NO	1 / 2 / 3
2.00	Female Toilet Area	1	See dwg	
2.01	<p>Walls: ceramic tiles floor to ceiling on blockwork construction (full height).</p> <ul style="list-style-type: none"> Generally the tiling is intact but there are regular examples of isolated damage due to wear-and-tear eg. chipped edges and cracked tiles. Due to the age of the building there are indicators that 'wall fixed' items have been moved over time and holes and other isolated damage are visible in these areas. The tiling is generally very dirty and displays an obvious build up of discolouration over time while the grouting between is also very 'grimy' throughout. High level paneling shows signs of surface damp (mould growth), likely to be attributed to a combination of substandard ventilation and environmental exposure due to damage to existing rooflights. There is no indication that wall cavities or roof constructions are insulated either to assist with thermal performance. Paneling is also visibly damaged in isolated areas with some joints either broken or dented. In general, the areas of paneling are considered in need of removal as some sections of support framing appear to be failing also. 			3 1 3 3
2.02	<p>Ceiling: smooth painted plasterwork to concrete structure.</p> <ul style="list-style-type: none"> Paintwork is peeling away from the plasterwork in certain areas due to the ongoing unsuitable internal environment. This can be seen across the main ceiling area and particularly on the reveals to the rooflights. There are isolated areas of physical damage apparent alongside a larger area of mechanical damage where the plasterwork has been removed. 			3 3
2.03	<p>Floor: quarry tile flooring on concrete floor slab.</p> <ul style="list-style-type: none"> The floor tiling appears to be generally sound, however, the age of the building and exposure to the elements have left the internal finish extremely dirty. Tiling may not carry any slip resistance. Areas of the tiling are damaged (approx. 25%) eg. isolated skirting tiles and areas around wc units. 			3 3

	<ul style="list-style-type: none"> Floor gulleys appear to be defective and in need of replacement. 			3
2.04	<p>Windows: 3no single glazed ventilated rooflights.</p> <ul style="list-style-type: none"> The rooflights appear to be in need of replacement as there would be a strong suspicion that leaks are present around the installations. The ventilation mechanism within the units would appear to be failing. 			3
2.05	<p>Internal Doors: painted plywood cubicle doors and frames.</p> <ul style="list-style-type: none"> Generally sound but some operational ironmongery is defective and in need of replacement. Paintwork in need of repair. 			2
2.06	<p>General: the level of dereliction is such that simply cleaning the surfaces is unlikely to make the environment satisfactorily hygienic.</p>			2

CONDITION SURVEY CHECKLIST

JOB NO 1699(02)

JOB NAME AMENITY BLOCK – DUNLUCE AVENUE, PORTRUSH

ITEM NO	ACTION	LEVEL	ROOM NO	1/2/3
3.00	Cleaner's Store	1	See dwg	
3.01	<p>Walls: ceramic tiles floor to ceiling on blockwork construction (full height).</p> <ul style="list-style-type: none"> Generally the specialist durable paint finish is intact but areas of disturbance are visible. Due to the age of the building there are indicators that 'wall fixed' items have been moved over time and holes and other isolated damage are visible in these areas. Shelving in place – sound. Splashback tiling to the cleaner's sink is dirty and cracked in places. Grouting is also very dirty and unhygienic. 			2 1 3
3.02	<p>Ceiling: smooth painted plasterwork.</p> <ul style="list-style-type: none"> Paintwork is peeling away from the plasterwork in certain areas. There are isolated areas of physical damage apparent also. An existing ceiling hatch does not carry any significant fire rating and would benefit from replacement. 			3 2 3
3.03	<p>Floor: quarry tile flooring on concrete floor slab.</p> <ul style="list-style-type: none"> The floor tiling appears to be generally sound although extremely dirty and may not carry any slip resistance. 			3
3.04	<p>Windows: 1no single glazed non-opening light.</p> <ul style="list-style-type: none"> The existing window is in poor condition and provides little benefit in terms of either protection from the elements or security. There is a lack of ventilation in the space. 			3 3
3.05	<p>General: the level of dereliction is such that simply cleaning the surfaces is unlikely to make the environment satisfactorily hygienic.</p>			
3.06	<p>The switchgear does not appear to be located within a fire rated enclosure (see mechanical and electrical report).</p>			3
3.07	<p>There is a water tank in ceiling void above store (see mechanical and electrical report).</p>			

CONDITION SURVEY CHECKLIST

JOB NO 1699(02)

JOB NAME AMENITY BLOCK – DUNLUCE AVENUE, PORTRUSH

ITEM NO	ACTION	LEVEL	ROOM NO	1/2/3
4.00	'Disabled Toilet' (Accessible WC)	1	See dwg	
4.01	Walls: ceramic tiles floor to ceiling on blockwork construction (full height). <ul style="list-style-type: none"> Walls tiles appear generally sound but are extremely dirty. Due to the age of the building there are indicators that 'wall fixed' items have been moved over time and holes and other isolated damage are visible in these areas. Handrails and other fittings have reached their life expectancy and should be replaced. There is a vanity area which is damaged and in need of replacement or removal. 			2 3 3
4.02	Ceiling: smooth painted plasterwork. <ul style="list-style-type: none"> Paintwork is peeling away from the plasterwork in certain areas. There are isolated areas of physical damage apparent also. 			3 2
4.03	Floor: quarry tile flooring on concrete floor slab. <ul style="list-style-type: none"> The floor tiling appears to be generally sound although extremely dirty and may not carry any slip resistance. 			3

CONDITION SURVEY CHECKLIST

JOB NO 1699(02)

JOB NAME AMENITY BLOCK – DUNLUCE AVENUE, PORTRUSH

ITEM NO	ACTION	LEVEL	ROOM NO	1/2/3
5.00	External Environment	1		
5.01	<p>The brickwork at plinth level around the entire perimeter of the building is defective in various areas. Some of the brickwork shows signs of staining and is aesthetically poor. There are a significant number of instances where bricks have become cracked or dislodged, leaving voids in the base structure. The entire plinth itself also appears to be dislocating from the main wall, with a substantial gap apparent along the majority of the perimeter. Cracking across joints also suggests there is some movement occurring within this element. This is now becoming potentially hazardous to the general public who may access areas around the building. Repair or more likely removal would be the recommended approach.</p> <p>Roughcast rendered wall panels generally appear to be sound, however, not particularly appealing in terms of appearance. External paintwork is in need of refreshment with staining apparent in certain area.</p> <p>The roof finish to the building appears to have reached its life expectancy. There are instances of tears in the waterproofing material along fascia areas and sections of the building where the felt is delaminating from the substrate. Falls were not able to be checked on the flat roof elements but it should also be noted that rainwater outlets and associated grilles are in need of replacement.</p> <p>External doors are in a reasonably poor condition and the ironmongery unsuitable to provide adequate access or security.</p> <p>The approach to the building is via a flagged area which appears to be sound although in need of powerwashing to clean the surfaces and reduce the likelihood of someone slipping. The drainage gully in the concourse area has become slightly dislodged and could be replaced. All drainage runs should also be checked for adequacy and 'flushed' out to remove any blockages.</p>			<p style="text-align: right;">3</p> <p style="text-align: right;">2</p> <p style="text-align: right;">3</p> <p style="text-align: right;">3</p> <p style="text-align: right;">3</p>

Beattie Flanigan

Consulting Engineers

Mechanical & Electrical Services
Condition Survey
Dunluce Avenue Toilets
Refurbishment
For
Causeway Coast & Glens
Borough Council



Beattie Flanigan

Consulting Engineers



Contents

1.0	Introduction	3
2.0	Background	3
3.0	Mechanical Services Installation	3
3.1	Plumbing Installation	3
3.2	Sanitary Ware Installation	3
3.3	Ventilation Installation	3
4.0	Electrical Services Installation	4
4.1	NIE Intake	4
4.2	Main Switchgear /Distribution	4
4.3	General and Emergency Lighting	4
4.4	General Power Installation	4
4.5	Electric Heating Installation	4
4.6	Fire Alarm/Detection Installation	4
4.7	External Lighting	4
5.0	Recommendations	5
5.1	Mechanical Services Installation	5
5.2	Mechanical Services Installation Anticipated Capital Costs	5
5.3	Electrical Services Installation	5
5.4	Electrical Services Installation Anticipated Capital Costs	5

DUNLUCE AVENUE TOILETS MECHANICAL AND ELECTRICAL ENGINEERING REPORT

1.0 Introduction

Beattie Flanigan Consulting Engineers have been commissioned through Whittaker and Watt Architects to carry out a survey of the existing Mechanical and Electrical Engineering Services, with a view to producing a condition report of the existing M&E installations, together with any associated recommendations and capital costs. Beattie Flanigan carried out a visual survey on Friday 25th November. This report presents an overview of the survey findings and recommendations.

2.0 Background

This report considers the Mechanical and Electrical Engineering services of the entire toilet block at Dunluce Avenue.

3.0 Mechanical Services Installation

3.1 Plumbing Installation

The mains water supply serving the entire building enters the cleaner store. The stop cock is situated approximately 60mm AFGL.

Cold water for the toilet block is provided from a galvanised steel cold water storage tank located above the cleaner's store. The tank cannot be maintained, is poorly insulated, showing signs of corrosion and in a poor condition overall.

A hot water supply was not apparent during the survey, however, the electrical switchgear would indicate the possible use of water heaters.

Copper plumbing distribution pipework serving the sanitary ware runs above ceilings and within service voids. Pipe work is poorly insulated, showing signs of corrosion. Vandalism and arson have resulted in the damage of sections of pipework.

3.2 Sanitary Ware Installation

The toilet block comprises of stainless steel trough style sinks, 1no. continuous stainless steel floor mounted urinal and ceramic toilets. Toilet cisterns are located behind screw cupped panelling. Sanitary ware throughout is in a poor condition. Vandalism and arson have resulted in the damage of sanitary ware in a number of areas.

3.3 Ventilation

The toilet block is not provided with mechanical ventilation.

4.0 Electrical Services Installation

4.1 NIE Intake

The existing incoming NIE supply is derived from the local NIE Low Voltage network and enters the cleaners store. The entire building is supplied from a 80A single phase metered supply.

4.2 Main Switchgear / Distribution

The main switchgear for the building is located within a wooden cupboard in the cleaner's store.

The supply cable from the meter splits via Isco terminal blocks to serve 2no. metal clad consumer units protected by BS88-3 fuses serving the existing toilets and 1no. PVC Hager MCB distribution board serving the external temporary toilets.

All the circuits within the toilet block emanate from this location. Cabling would appear to be PVC/PVC Twin and Earth.

Switching for all items of electrical equipment and lighting is situated within the same wooden cupboard in the cleaners store.

4.3 General and Emergency Lighting Installation

The general lighting installation within the toilet block comprises of surface mounted fluorescent bulkhead luminaires, several of which were not operational. All of the light fittings are in poor condition.

Emergency lighting does not appear to be adequate and most certainly in a non-functioning condition.

4.4 General Power Installation

There is evidence of power supplies to water heaters as indicated at the main switchgear, however water heaters were not visible during the survey, most likely located behind screwed and cupped panelling. The general power installation is in very poor condition and does not comply with the current IET wiring regulations.

4.5 Electric Heating Installation

There is no evidence of electric space heating throughout.

4.6 Fire alarm/Fire detection.

There is currently no fire detection provided to the building.

4.7 External Lighting Installation

There are 2no. external emergency bulkheads provided at the main entrance to the toilets. This lighting is currently in disrepair and requires replacement.

5.0 Recommendations

5.1 Mechanical Services Installation

The mechanical installation is old. Certain elements of the installation do not comply with current regulations and standards.

The following elements do not comply with the Water Supply Regulations and HSE ACOP L8

- Plumbing system
- Cold water storage facility

It is clear from our visual inspection that the mechanical installation is at the end of its normal life expectancy.

We therefore recommend a complete renewal of the mechanical installation. To include the following: -

- plumbing pipework throughout
- soils and wastes
- sanitary ware.
- ventilation system

5.2 Mechanical Services Installation Anticipated Capital Costs

Strip out of existing mechanical installation	- £1,000.00
Sanitary ware installation (inc. WC, WHB, Urinal, Baby changing, taps)	- £13,000.00
CWS tank installation	- £1,000.00
Plumbing pipework installation	- £6,000.00
Ventilation installation	- £3,000.00
BWIC	- £1,000.00
Total Mechanical Services	- £25,000.00

Beattie Flanigan

Consulting Engineers

5.3 Electrical Services Installation

It is our opinion based on our survey that it would be necessary to completely rewire the toilet block to provide a safe, functional, and legislatively compliant installation. There are several areas that require urgent remedial attention. To adopt a "patch up" or piecemeal approach in our opinion is not feasible or cost effective. A fire alarm system is not currently installed however would be strongly recommended due to the high risk of arson.

Regulations and standards applied include but not limited to the following:

BS7671:2008+A3:2015 electrical regulations.
BS7671:2008+A3:2015 onsite guide
BS7671:2008+A3:2015 Guidance note 3: inspection and testing
Electricity at work regulations
BS5266-1: 2016 Emergency lighting
BS5499-4: 2013 Safety Signs
BS5839-1 Fire detection and fire alarm systems for buildings
SLL Code for lighting

5.4 Electrical Services Installation Anticipated Capital Costs

Strip out of existing electrical installation	- £1,000.00
New Mains Switchgear	- £1,500.00
General Lighting Installation	- £6,000.00
Emergency Lighting Installation	- £1,000.00
General power Installation	- £1,500.00
External Lighting Installation	- £1,500.00
Electrical Services to mechanical plant	- £2,000.00
Fire Alarm System Installation	- £2,500.00
BWIC	- £1,000.00
Total Electrical Services	- £18,000.00

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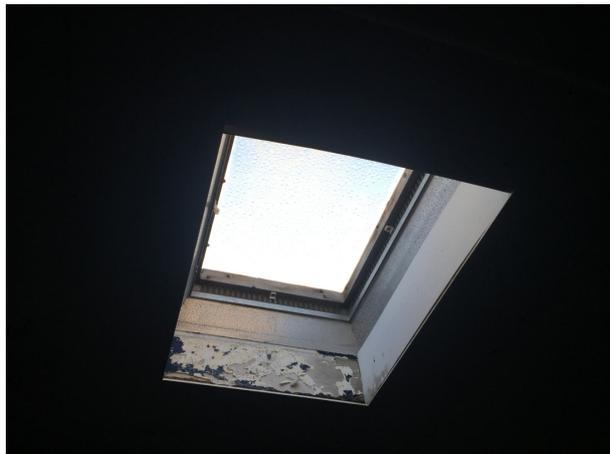
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This report has been prepared by Jameson Group Asbestos Specialists Ltd in accordance with MDHS100.

SATUS: FINAL
DATE: 26/04/04
PROJECT MANAGER: Wesley Jameson

Survey Conducted By	Designation	Signature
Wesley J Jameson	Lead Surveyor	

IMPORTANT NOTICE:

Jameson Group conducted this survey on the basis that the land was not contaminated. Jameson Group cannot be held responsible if the land is proven to be contaminated.

1.0	Introduction
2.0	Methodology and Risk Assessments
3.0	Summary of Asbestos Incidences
4.0	General Recommendations
-----	Appendix 1 - Asbestos Register with Photographic evidence
-----	Appendix 2 - CGCLaboratory Results
-----	Appendix 3 - Asbestos Information
-----	Appendix 4 - Legal Requirements

INTRODUCTION

Background

Jameson Group was instructed by Mr Lawrence Wilson of Coleraine Borough Council to carry out a Type 2 asbestos survey at Dunluce Street Toilet Block. Wesley Jameson and Richard Orr conducted this survey on the 15th June 2004.

The objective of the project was to undertake Type 2 survey as specified in the Health and Safety Executive (HSE) document MDHS100. Asbestos surveys of the property were carried out to identify any asbestos containing materials, which, if worked upon are regulated by the Control of Asbestos at Work Regulation 2002 (CAWR 2002).

The purpose of this survey is to locate as far as practicable, any suspect asbestos containing materials in the building and assess the risk prior to proposed refurbishment works. Representative sample are collected and analysed for the presence of asbestos. If the material sample is found to contain asbestos, then other homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos. Other less homogeneous materials and some materials, which are non-asbestos, will need to be sampled more frequently whether asbestos is present or not.

Inspections were carried out in all areas of the property that were accessible at the time of the survey, given the specific exclusions noted in this report.

Specific exclusions

1. The survey was limited to those areas accessed at the time of the survey.
2. We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which would necessitate the use of specialists equipment or tools, or which would have caused damage to decoration, fixtures, fittings of the structure. Therefore, we are unable to report on any asbestos that may be present in these areas.
3. We have not inspected any areas or surfaces that would require the removal of relocation of carpets, furniture, blinds, curtains, fixtures or fittings.

4. We have not reported on concealed spaces, which may exist in the fabric of the building. The extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of survey.
5. No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened during investigation.
6. Samples have not been taken where the act of sampling would endanger the surveyor or affect the integrity of the item concerned, such as fuses with electrical boxes, ropes associated with heating or glazing.
7. Bulk samples have been taken from materials that, upon visual inspection, appeared likely to contain asbestos, with the exception of the items such as bitumen, plastic, resin or rubber that may contain asbestos. The thermal and acoustic properties of these materials are identical to their main purpose, which falls outside the scope of the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation board (Forth Edition) 2002.
8. Materials have been referred to as asbestos insulating board or asbestos cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless otherwise stated.
9. No Access means that no access was available during the survey; hence the area must be treated as having asbestos containing materials until otherwise stated.

METHODOLOGY AND RISK ASSESSMENT

Methodology

The sampling techniques used to conduct this survey are in accordance with the Institute of Occupational Hygienists Code of Practice or the Sampling of Bulk Materials for Asbestos. This code of practice details the safety precautions, sampling strategy and sampling techniques.

Sample analysis was undertaken in accordance with the Health and Safety Executive publication MDHS (Method for the Determination of Hazardous Substances) No. 77 Asbestos in Bulk. This method employs the techniques of stereo-microscopy, dispersion staining and polarising light microscopy.

A comprehensive room-by-room survey was conducted, given the specific exclusions detailed in this report.

Breakdown of Survey Procedure

- An initial site meeting was conducted before the survey to identify what areas to be surveyed, type of survey to be conducted, etc. This meeting allowed the surveyor to gain information on the building to assist in the formulating of any risk assessments, material algorithms, etc.
- Arrive at site to conduct a Type 2 survey after site meeting or otherwise instructed by client. Equipment – ladder, wet wipes, sample kit, tapes, signs, stickers, bags, survey and sampling records, digital camera, H Type Vacuum, polythene and fibre suppression spray. A full kit was brought to cover any eventualities for safety reasons.
- Conducted a Type 2 survey taking appropriate photographs and recording all areas surveyed on survey sheets and in asbestos register.
- Report findings to Coleraine Borough Council.

- The standard Procedure used for taking a samples is: -
 - Isolate area to reduce risk
 - Use signs to inform people what is happening so they can be aware of any danger (this is up to the client, as signs can alarm some people)
 - Polythene sheet under sample point
 - Personal Protective Equipment (PPE) and Respiratory Protective Equipment (RPE) to be worn.
 - Use spray of injection to wet material
 - Seal and label sampling point (client can choose if he/she wants it labelled)
 - Sample are double bagged and labelled
 - Leave area clean and tidy with no debris, wet wipe or H Type vacuum area if necessary

Risk Assessment

Type 1, 2 and occasionally Type 3 surveys call for all Asbestos Containing Materials (ACMs) to be assessed for risk associated with that particular material. The risk assessment should concentrate solely on the likelihood of fibre release from asbestos bases materials into the breathing zone of persons at risk. All asbestos materials identified during a survey will be categorised according to the assessed level of risk ranging from a high-risk material to a low risk category.

To arrive at a risk category the surveyors consider the following factors and give each a numerical score as shown.

Position

- External 0 points
- Internal 1 points
- Heat/Airflow 2 points

Condition (the level of damage is assessed)

- Good condition 0 points
- Fair condition 2 points
- Poor condition 4 points

Accessibility (how easily the material can be disturbed accidentally)

- Low risk of damage 0 points
- Medium risk 1 point
- High risk 2 points

Friability

- Low friability 0 points e.g. asbestos cement
- Medium friability 1 point e.g. asbestos insulation board (AIB)
- High friability 4 points e.g. insulation, lagging, spray coating

Friability. How likely the material is to give off significant levels of asbestos fibres if disturbed should be assessed. This is dependant upon the type of material. Insulations and spray coatings for example will be friable whilst cement product will not.

Treatment (how well the material is sealed or encapsulated)

- Sealed 0 points
- Partial seal 2 points
- Bare or damaged 4 points

Content (the amount of asbestos present in the material)

- Trace amount 1 points
- Minor amount 2 points
- Major amount 3 points

Species Analysis (the type of asbestos identified within a sample)

- Serpentine 0 points
- Amphibole 2 points

The scores for each factor are added to give a risk value scored out of a maximum of 21 points. Although recommendations will be issued according to each individual situation, it is desirable that some standardisation is achieved therefore each risk category will be split as follows:

Category A: 17+ Points

Situations within this category warrant urgent consideration, as situations with such a high rating indicate that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to local conditions, for example, the intensity of use of a heating system of the nature of airflow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to potential exposure, areas or situations, which fall into this category, should be regarded as a matter for concern.

Category B: 13-16 Points

Situations within this category still warrant urgent consideration, in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration. It is therefore necessary for the asbestos to be removed on a programmed basis but within a specific timeframe.

Category C: 8-12 Points

Situations within this category do not pose an imminent risk and the likelihood of fibre release is low under existing conditions. It would be most appropriate to monitor the situation as deterioration may occur with the passage of time.

Category D: Less than 8 Points

Situations within this category are low priority and are unlikely to release fibres during normal working building activities.

SUMMARY OF ASBESTOS INCIDENTS

This section summaries the location and types of asbestos based materials identified during the survey of Dunluce Street Toilet Block. A register of materials is provided in the Asbestos Register, Appendix 1. Further Asbestos information, legislation and legal requirements can be found in Appendices 3 and 4.

Dunluce Street Toilet Block

No samples where taken from the toilet blocks. Please see the asbestos register for full details of survey.

RECOMMENDATIONS

No access was gained to the risers and the high wall panels. These areas should be treated as containing asbestos until otherwise cleared. When removing the panels and risers care should be taken not to disturb any material behind them.

General Recommendations

It is recommended that future planned or reactive maintenance takes asbestos containing materials into account. Licensed asbestos removal contractors are required where asbestos materials require removal and disposal.

It is recommended that the locations of asbestos-based materials be held within an asbestos register (Appendix 1). It is recommended that the condition of the materials should be managed through regular inspections. Work should not be carried out on any suspect materials without asbestos sampling and analysis to confirm or refute the presence of asbestos.

Recommendations are based upon those items identified as containing asbestos and upon the potential for fibre release. This is in accordance with guidance published by the Health and Safety Executive.

An assessment of the risk of fibre release is based on all the factors relevant to an item identified as containing asbestos and the normal activities of the buildings occupants. Recommendations will normally involve removal, encapsulation or management as appropriate.

The following represents practicable options for the treatment of asbestos containing materials:

- Removal of items vulnerable to damage or in very poor condition, such that removal is the only practicable option or where refurbishment or demolition is planned

- Encapsulation or enclosure of items that are in poor condition or in a vulnerable location
- Management of asbestos materials present that are in a good condition and are not vulnerable to damage by means of labelling, registering and carrying out periodic inspections as necessary. Management must be undertaken in accordance with the relevant best practice and legislation as set out in Appendices 3 and 4.

Definition of Terms

1. **Removal** – complete removal of the material under controlled conditions as outlined in the control of asbestos at work regulations.
2. **Repair** – addition of a seal to the material to prevent the further deterioration of the material.
3. **Enclosure** – a physical barrier to prevent the material being further disturbed or damaged.
4. **Encapsulation** – use of fire resistant paint or coating to affect a continuous seal to the surface of the material to prevent fibre release.
5. **Registering** – collation of details in a register including nature, location and extent of all asbestos based materials within a building. The details within the register must be brought to the attention of all personnel about to undertake works within the building.
6. **Periodic Inspection** – inspection of the material at regular (defined) intervals to verify the condition of the material.
7. **Labelling** – fixing of labels to the surface of materials to warn of an asbestos hazard. Labels may also contain a contact telephone number for personnel who may require further information as to the nature of the hazard.

8. **Manage** – provision of a policy of regular inspections together with procedures for personnel who may come into contact with the material.

The recommendations indicated in the survey matrix may be overridden if the building is due for demolition or major structural alteration. Current guidance requires the removal of all asbestos containing materials likely to be affected by such works. Where materials are suspected of being present and consist of or contain asbestos, contractors should (prior to commencing refurbishment works) first confirm the existence of such materials under controlled conditions. Such contractors must be licensed to work with asbestos materials in accordance with the Asbestos Licensing Regulations (Amendment) 1998.

Works on or removal of asbestos cement items should be carried out using precautions in accordance with the guidelines within the Health and Safety Executive guidance note HSG 189/2 *Working with Asbestos Cement*. It is expected that fibre release levels will be low. A contractor prior to carrying out this work will be required to produce a risk assessment. It is not a requirement for these works to be undertaken by a licensed asbestos removal contractor.

A licensed asbestos removal contractor should carry out all works other than those involving asbestos cement products under controlled conditions. It should be noted that under the terms of the licence the contractor must notify the relevant authority of their intention to remove such items. Notification of such works is normally subject to a 14-day period, except in unusual or exceptional circumstances when the authority may grant a waiver if there is an immediate risk to health.

It is recommended that all asbestos works should be inspected and tested by an independent UKAS accredited laboratory, appointed by the client.

APPENDIX 3

ASBESTOS INFORMATION

Asbestos Dust Kills

Breathing air containing asbestos dust can lead to asbestos-related diseases. These are mainly cancers of the chest and lungs, and they kill more people than any other single work-related cause.

Asbestos related diseases already kill an estimated 3000 people each year in the UK. This number is expected to go on rising well into the next century. It may reach almost 10,000 deaths each year.

There is usually a long delay between first exposure to asbestos dust and the diagnosis of disease. This can vary between 15-60 years. The vast majority of people now dying were exposed to asbestos during the 1950s and 1960s when the use of asbestos in the UK was at its peak.

Many of today's asbestos victims worked in the building trades. They were carpenters, joiners' shop fitters, plumbers, electricians etc. They were exposed to asbestos dust in their day-to-day work with asbestos materials or because work with asbestos was carried out near them.

What is the Risk?

If you carry out any type of maintenance, repair or refurbishment work in a building more than about 15 years old, you could be exposed to asbestos dust and breathe it without realising it. You may be exposed to only small quantities of asbestos dust, but if this is repeated often, it can build up in your lungs and you could develop an asbestos related disease later in life. The more asbestos dust you breathe in, the greater the risk to your health, and if you also smoke the risk of lung cancer is even greater.

There is no cure for asbestos-related diseases.

So What Should You Do?

Any asbestos materials on site should have been identified before work. Ask, "Has the site been checked for asbestos?" If asbestos has been identified and you are likely to come into contact with it, get advice from those in charge before you start work.

If you uncover any hidden material or dust, which you suspect, may contain asbestos, stop work and get advice. If it has not been checked for asbestos, and those in charge of the job decide not to have it tested, assume that it contains asbestos.

Always be especially careful when working with old insulation board, ceiling tiles, cement sheeting and other material, which may contain asbestos. If you have to drill, cut, sand or handle these materials, treat them as if they contained asbestos. Remember asbestos cement roofs are fragile - do not walk on them.

Never strip out asbestos insulation yourself. The law requires a specialist contractor to do this to strict rules.

Always follow the safe working procedures for asbestos, which aim to prevent or reduce dust, e.g.:

- Keep asbestos materials (including waste) damp while you work on them.
- Don't use power tools on asbestos materials, they create dust: use hand tools instead.
- Use the personal protective equipment given to you: it may include a suitable mask (respirator), disposable overalls, etc.
- Make sure you are properly trained to use a mask (respirator), you know how to fit it properly and that it's clean. If the respirator has a separate filter, ensure that it's changed regularly. Dispose of used and unwanted masks and filters as asbestos waste. Report any defects in equipment to your employer.

- Don't allow waste to accumulate. Clear it up as you go. Don't let vehicles drive over it and crush it.
- Put asbestos waste in a suitable sealed container such as a heavy duty polythene bag, put it in a second bag and label it to show that it contain asbestos.
- Clear up all asbestos dust using a dustless method - it's best to use a special "Type-H" vacuum cleaner, which has a high efficiency filter. If not, use damp cloths and dispose of them as asbestos waste. Don't use brooms or brushes.
- Wash your hands and face before eating, drinking and smoking, and at the end of the day's work.
- Don't take home for washing any used non-disposable overalls you have worn for asbestos work; your employer should send them to a specialist laundry.

APPENDIX 4

LEGAL REQUIREMENTS AND LEGISLATION LIST

All work with asbestos containing materials is controlled under the Control of Asbestos at Work Regulations (Fourth Edition) 2002. The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974, is to minimise workers' exposure to asbestos fibres within the workplace.

Two Approved Codes of Practice and a number of technical Guidance Notes have been produced by the Health and Safety Commission and the Health and Safety Executive respectively, designed so that building managers; employers, employees and contractors can achieve compliance with the requirements of the regulations.

The majority of projects which involve work with asbestos spray coating, thermal insulation materials and asbestos insulating boards require the contractor to be licensed under The Asbestos (Licensing) Regulation 1983.

Unless the work is short-term repair work in premises occupied by the employer or self-employed, asbestos removal not carried out by a licensed contractor may be an offence. The building owner has, however, ultimate responsibility under the Health and Safety at Work Act 1974.

If, during the refurbishment of the premises, it becomes necessary for asbestos materials to be worked upon or disturbed in any way there is a requirement under CAWR 2002 for both a risk assessment and a written "plan of work" to be prepared.

The purpose of both the risk assessment and the plan of work are to minimize workers' exposure to asbestos fibre and should be undertaken by the employer engaged in work with the asbestos. With certain minor exceptions, a contractor licensed under the Asbestos (Licensing) Regulations 1983 must undertake the removal of asbestos.

Work with asbestos cement and other asbestos containing materials such as resins, rubbers, and plastics is exempt from the Asbestos (Licensing) Regulations 1983, and

therefore it is not mandatory to employ licensed asbestos removal contractors to remove it. However, there is still a requirement under the ACOP "The Control of Asbestos at Work" to undertake a risk assessment, although if the work is straightforward and if the anticipated exposure to asbestos is low, the assessment does not have to be in a written form.

Practical guidance on achieving the standards required by the ACOP *The Control of Asbestos at Work* is provided by the HSE in their Guidance Note EH 36 *Work with Asbestos Cement*. If an employer elects to use his own employees under the Health and Safety, etc. Act 1974, he has a duty to ensure the health, safety and welfare of his employees by providing such information, instruction, training and supervision required to maintain a safe system and safe place of work. Therefore, in addition to providing training on asbestos hazards and the appropriate control measures, which will be required, the employer also has to supply his staff with the appropriate safety equipment, i.e. respiratory protection and protective overalls.

For the purposes of disposal, asbestos cement is designated as *special waste* under the Control of Pollution Act 1974 and thus should be taken to a site licensed by the waste disposal authority. However, if the asbestos cement contains any crocidolite then it is designated as a "special waste" under the Control of Pollution (Special Wastes) Regulations 1980 which provide for control over the movement of waste to its final disposal using a consignment note system.

A list of asbestos legislation and other relevant legislation is shown below:

- *Control of Asbestos at Work Regulations (Fourth Edition) 2002*
- *Approved Code of Practice 'Work with Asbestos Insulation. Asbestos Coating and Asbestos Insulating Board' (Fourth Edition) 2002*
- *Asbestos (Licensing)(Amendment) Regulations (1998)*
- *Asbestos (Prohibition) Regulations (1999)*

- *EH 10: Asbestos: Exposure limits and measurements of airborne dust concentrations*
- *MDHS 39/4: Asbestos fibres in air*

Other Regulations and Codes of Practice of relevance are detailed as follows:

- *Health and Safety at Work Act 1974*
- *Control of Pollution Act 1974*
- *Control of Pollution (Special Waste) Regulations 1980*
- *Deposit of Poisonous Waste Act 1972*
- *Classifications, Packaging and Labelling of Dangerous Substances Regulations 1984*
- *Current Certificate of Approval (Respiratory Protective Equipment) 1986 (F2486)*
- *The Control of Substances Hazardous to Health Regulations 1988*
- *The Construction (Design and Management) Regulations 1994*
- *The Personal Protective Equipment at Work Regulations 1992*
- *The Provision and Use of Work Equipment Regulations 1992*
- *The Management of Health and Safety at Work Regulations 1992*
- *Respiratory Protective Equipment - legislative requirements and lists of HSE approved standards and type approved equipment (3rd Edition) 1992.*

Should any further advice or information be required with regard to the previous information and legislation? Please contact Jameson Group on 02838 333340 at Brownstown Business Centre, Portadown where there are a number of qualified asbestos consultants.

8.00 INITIAL COST ESTIMATES

Option 1:
Refurbishment

Option 2:
New-Build – similar size of building and service provision as existing to meet current standards. 9 female wcs, 5 male wcs, 6 urinals, separate accessible wc and cleaner’s store. Traditional cavity blockwork construction with timber joisted and single-ply membrane flat roof finish.

Option 3:
New-Build – approximately 70% of original floor area providing 5 female wcs, 3 male wcs, 2 urinals, separate accessible wc and cleaner’s store. Traditional cavity blockwork construction with timber joisted and single-ply membrane flat roof finish.

Option 4:
New-Build - upgraded finishes to facility providing 4 female wcs, 3 male wcs, 4 urinals, separate accessible wc and cleaner’s store.

BUDGET ESTIMATE – COST OPTIONS

Option Costs for Refurbishment/Redevelopment of Dunluce Avenue Toilets

For

Causeway Coast and Glens Borough Council

30th November, 2016

Ref: 1966/16

1.00 - CLIENT INSTRUCTIONS

On instruction from the Client, an initial budget estimate of cost has been prepared for cost options to works at Dunluce Avenue Toilets at Portrush. Costs are budgetary, at today's rates and will be updated as the brief and design develops.

2.00 - BASIS OF COST PLAN

The following Cost Plan has been prepared based on preliminary drawing information from Whittaker & Watt Architects.

3.00 - NOTES & EXCLUSIONS

- a) Costs exclude Site Acquisition Costs, Services Diversions and VAT.
- b) No Site Investigation Report is available. Reasonable ground conditions currently assumed for new build option.
- c) No detailed Structural, Civil or Drainage information available at this stage.
- d) Cost checking, monitoring & reporting will be carried out as design develops.
- e) Costs are at today's date and are based on the outline specifications and drawings provided.
- f) Professional Design Fees are currently excluded.
- g) Statutory Fees and Charges are currently excluded.
- h) Mechanical & Electrical Cost information is provided by Beattie Flanigan Consulting Engineers.

DUNLUCE AVENUE TOILETS

PORTRUSH

Ref: 1966/16

Budget Estimate of Cost Options

16th January 2017

Gross Internal Floor Area : - Various

Page No. 1

Bills / Elements	£	£ / m ²	£ / sq. ft
COST OPTIONS			
A Option 1 - 107 m ²	126,583.00	1,183.02	109.88
B Option 2 - 113 m ²	179,350.00	1,587.17	147.49
C Option 3 - 73 m ²	137,000.00	1,876.72	174.29
D Option 4 - 73 m ²	144,300.00	1,976.71	183.59

Extra over cost for optional items:

External bin store	£2,120.00
External sluice area with water tap	£2,000.00
Advance works surveys e.g. asbestos	£3,500.00

Gross Internal Floor Area : - 107 m2 / 1,152 sq. ft

Page No. 1

WORKS SCHEDULE	£	£ / m2	£ / sq. ft
<u>REFURBISHMENT OPTION</u>			
Mechanical installation (as Beattie Flannagan)	23,000.00	214.95	19.97
Electrical installation (Beattie Flannagan)	16,000.00	149.53	13.89
Builders work in Construction	3,000.00	28.04	2.60
Removal of existing services	2,000.00	18.69	1.74
MALE TOILETS			
a) Re-roofing of male toilets including new roof lights	13,420.00	125.42	11.65
b) New door and larger opening	1,300.00	12.15	1.13
c) Repairs and redecoration to wall finishes	3,136.00	29.31	2.72
d) Replacement floor screed and tiles	4,590.00	42.90	3.98
e) Repairs and redecoration to ceiling finishes	857.00	8.01	0.74
f) Fittings and fixtures (excluding M&E)	9,500.00	88.79	8.25
g) Floor gully replacement	500.00	4.67	0.43
CLEANERS STORE			
a) Replacement window	900.00	8.41	0.78
b) Removal of fittings	250.00	2.34	0.22
c) New door in larger opening	1,300.00	12.15	1.13
d) Repairs and redecoration to wall finishes	1,006.00	9.40	0.87
e) Repairs and redecoration to ceiling finishes	249.00	2.33	0.22
DISABLED TOILET			
a) Removal of fittings	200.00	1.87	0.17
b) Repairs and redecoration to wall finishes	487.00	4.55	0.42
c) Repairs and redecoration to ceiling finishes	1,135.00	10.61	0.99
d) Sundry repairs	500.00	4.67	0.43
FEMALE TOILETS			
a) Re-roofing of female toilets including new roof lights	13,420.00	125.42	11.65
b) New door and larger opening	1,300.00	12.15	1.13
c) Repairs and redecoration to wall finishes	3,136.00	29.31	2.72
d) Replacement floor screed and tiles	4,590.00	42.90	3.98
e) Repairs and redecoration to ceiling finishes	857.00	8.01	0.74
f) Fittings and fixtures (excluding M&E)	7,700.00	71.96	6.68
g) Floor gully replacement	1,000.00	9.35	0.87
h) Baby changing unit	500.00	4.67	0.43
RE-ROOFING MAIN PITCHED ROOF			
a) Demolitions	500.00	4.67	0.43

b) New roof structure	750.00	7.01	0.65
c) New roof finishes	900.00	8.41	0.78
EXTERNAL WORKS			
a) Removal of centre plinth and re-rendering	1,200.00	11.21	1.04
b) Repairs to drainage	1,000	9.35	0.87
c) Redecoration externally	1,400.00	13.08	1.22
ASBESTOS REMOVAL			
a) Allowance for Asbestos survey and removal	5,000.00	46.73	4.34
<hr/>			
Totals	126,583.00	1,183.02	109.88

DUNLUCE AVENUE TOILETS

PORTRUSH

Ref: 1966/16

Budget Estimate of Cost for Options Option 2

30th November 2016

Gross Internal Floor Area : - 113 m² / 1,216 sq. ft Page No. 1

<u>WORKS SCHEDULE</u>	<u>£</u>	<u>£ / m²</u>	<u>£ / sq. ft</u>
2 NEW BUILD OPTION 2			
A Demolition including Asbestos survey and removal	15,000.00	132.74	12.34
B New building toilet accommodation (113m²)			
a) Construction of new male, female and disabled toilet accommodation	118,650.00	1,050.00	97.57
b) Mechanical installation (as Beattie Flannagan)	23,000.00	203.54	18.91
c) Electrical installation (as Beattie Flannagan)	16,000.00	141.59	13.16
d) Builders work in Construction	3,000.00	26.55	2.47
e) Removal of existing services	2,000.00	17.70	1.64
f) NIW alterations	1,000.00	8.85	0.82
g) NIE alteration	700.00	6.19	0.58
Total	179,350.00	1,587.17	147.49

PORTRUSH

Ref: 1966/16

Budget Estimate of Cost for Options
Option 3

13th December 2016

Gross Internal Floor Area : - 73 m² / 786 sq. ft**Page No. 1**

WORKS SCHEDULE**£****£ / m²****£ / sq. ft**

3 NEW BUILD OPTION 3

A Demolition including Asbestos survey and removal	15,000.00	205.48	19.08
B New building toilet accommodation (73m²)			
a) Construction of new male, female and disabled toilet accommodation	80,300.00	1,100.00	102.16
b) Mechanical installation (as Beattie Flannagan) (Pro Rata)	20,000.00	273.97	25.45
c) Electrical installation (as Beattie Flannagan) (Pro Rata)	15,000.00	205.48	19.08
d) Builders work in Construction	3,000.00	41.10	3.82
e) Removal of existing services	2,000.00	27.40	2.54
f) NIW alterations	1,000.00	13.70	1.27
g) NIE alteration	700.00	9.59	0.89
Total	137,000.00	1,876.72	174.29

Gross Internal Floor Area : 73 m² / 786 sq. ft

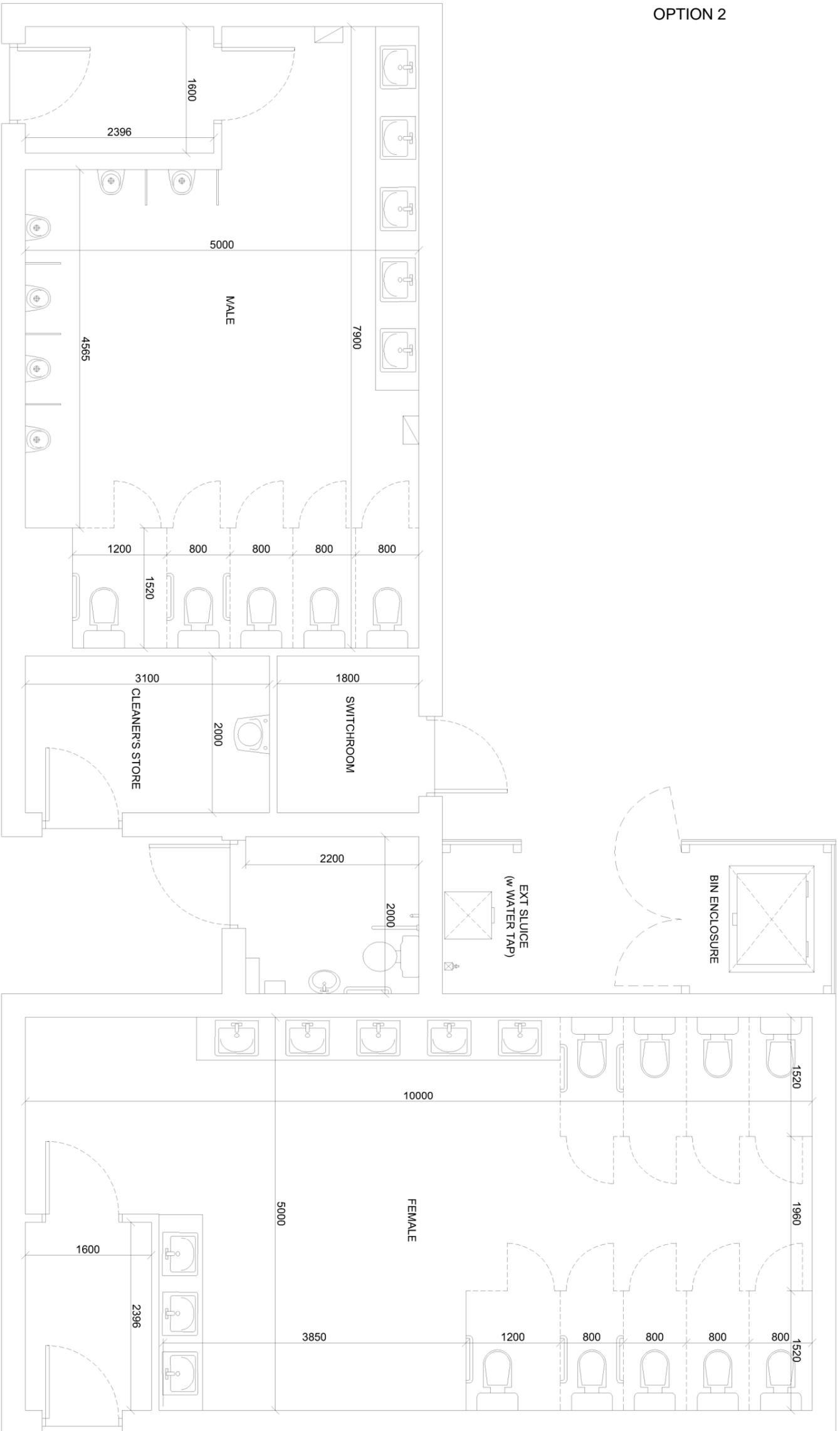
Page No. 1

WORKS SCHEDULE £ | £ / m² | £ / sq. ft

4 NEW BUILD OPTION 4

A Demolition including Asbestos survey and removal	15,000.00	205.48	19.08
B New building toilet accommodation (73m²)			
a) Construction of new male, female and disabled toilet accommodation	87,600.00	1,200.00	111.45
b) Mechanical installation (as Beattie Flannagan) (Pro Rata)	21,000.00	287.67	26.72
c) Electrical installation (as Beattie Flannagan) (Pro Rata)	15,000.00	205.48	19.08
d) Builders work in Construction	2,000.00	27.40	2.54
e) Removal of existing services	2,000.00	27.40	2.54
f) NIW alterations	1,000.00	13.70	1.27
g) NIE alteration	700.00	9.59	0.89
Total	144,300.00	1,976.71	183.59

OPTION 2



EXTERNAL WALLS: GAULT BLOCKWORK
 ROOF: TIMBER TRUSS WITH INSULATION AND
 SINGLE PLY MEMBRANE COVERING
 FLOOR: GROUND BEARING CONCRETE SLAB
 WINDOWS: ROOFLIGHTS DOUBLE GLAZED PVC
 ALUMINIUM UNITS

**THIS DRAWING IS AN INDICATIVE
 CONCEPT SKETCH FOR ILLUSTRATIVE
 PURPOSES ONLY.**

@ whitakerandwatt architects

Project: Condition Survey - Amenity Block
 Dunluce Avenue
 Portluth

Client: Causeway Coast & Glens

Drawn: CONCEPT NEW-BUILD SKETCH PLAN

Date: 22.11.16

Scale: KH KH

Sheet: 16.99(02).SK01

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