

Public Toilets, Wilton Town Centre Refurbishment of Toilets

The following schedule is to refurbish the existing public toilets on Greyhound Lane, Wilton to create two accessible toilets and a storage area.

The Contractor is responsible for checking all details and dimensions on site and using their site measurements within the tender submission and any subsequent works on site.

Dimensions on drawings and quantities within the specification are for guidance purposes only

Contractor to price for carrying out all works during the hours detailed below and within a 4 - 6 week contract period which has yet to be agreed.

Access for inspections are Monday to Friday: 08:00 – 17:00 hours (out of hours work will need to be arranged through the CA).

Generally

1. Contractor to visit site prior to tendering to ascertain the nature of all works required and raise any queries with CA during the tender period.
2. Schedule to be read in conjunction with drawings provided
3. The contractor is to be fully responsible for the entire site for the duration of the works.
4. The site is to be kept in a manner to meet all current regulations and to consider the uses of and occupancy of adjoining sites and properties. The site is within public areas and must be kept safe and secure at all times.

Works

1. The contractor will be responsible for obtaining all permits, agreements and licences necessary in the completion of the works. Allowance should be made to accommodate restrictions accorded by these.
2. Any discrepancies between elements of information should be brought to the attention of the Contract Administrator during the tender period. Claims for extras will not be accepted where it can be shown information was available for pricing.
3. Information included within documents and drawings but not in the schedule will be deemed to have been included.
4. The contractor shall provide a site set up within the site boundaries for the duration of the project. Any temporary facilities/materials are to be provided at the expense of the contractor.
5. The contractor is to protect all features to be retained on the site.
6. The Contractor shall be deemed to have carefully examined all the drawings and the specification and to have ascertained the full extent and character of the works and such methods appropriate for its execution.
7. Allow for serving all notices and paying all fees and charges in connection with the works and any temporary structures.
8. Provide and maintain all necessary fencing, hoardings, fans, planked footways, guardrails, gantries, scaffolding, hoists and the like for the proper execution of the work, for the protection of the public and the occupants of the adjoining premises and for meeting the requirements of any local or any other authority and alter and adapt as necessary.

9. Provide all artificial lighting and power for use of the works, pay all charges in connection therewith, provide all temporary connections, fuses, switchgear, distribution boards, leads, fittings etc., including the provision of all necessary low voltage equipment, transformers, rectifiers etc., for the use of hand tools, clear away and make good on completion.
10. Allow for clearing away all debris as it accumulates during the works and leave the site on completion in a clean state and good order.

1. GENERAL CONSTRUCTION SPECIFICATION

Construction to be in accordance with the relevant current building regulations, British standards code of practice, manufacturers written instructions, agreement certificates and all relevant statutory authority requirements as applicable.

2. DEMOLITION & MAKING GOOD

Remove existing sanitary ware, capping off drain connections and terminating water supplies back to stop tap position.

Remove washroom fittings including wc cubicles, accessible cubicle, vanity units, ducting and any sundry fittings.

Isolate main electricity supply and strip out all existing lighting and power services for electrician to check main board. and include for any costs associated with works to the main distribution board

Take down walls as indicated on drawings. Strip out internal doors skirtings and architraves within the works area. Take down ceiling.

Remove all wallplaster and tiles to internal walls **except the future service and storage area.**

Take up ceramic tile floors allow for making good concrete floors where masonry walls have been removed and floors have been taken up

Once these works are completed the area is to be clean and free from all unnecessary items and free from debris.

3. ROOF AND SOFFIT

Soffit is to match existing soffit.

4. RAINWATER GOODS

All new Rainwater drainage shall be upvc gutters, colourwhite to match existing, laid to falls of 1 in 350 to downpipes of 69mm diameter upvc to discharge into existing gulleys.

5. STRUCTURAL STEEL BEAMS

The internal walls are not believed to be structural. Contractor to confirm.

A lintel may be required over the new door opening.

6. EXTERNAL DOORS, AND FRAMES

Create 3 new door openings as per drawing for 1x DDA, 1x Ambulant unisex toilet and 1x storage area. Doors and frames will be supplied by Healthmatic.

New lintels to be installed above doors.

Doors to be steel doors with a powder coat finish 10-year corrosion warranty each door is to be supplied complete with a 300mm porthole window glazed with etched glass bearing the appropriate toilet symbol icon.

Frames manufactured from 1.6mm zintec steel 90mm single rebate profile fast fit adjusters. dog bolts in frame.

DDA compliant thresholds.

Access to toilets via contactless card entry with timed access auto lock/unlock. Strike lock 12/24v dc satin stainless pull handle externally ½ lever satin stainless “d” handles internally. concealed door closer in frame. Door frame fitted with vacant/engaged led indicators. horizontal pp coated grab bar fitted to inside of disabled toilet door.

Stores access via secure deadlock.

7. INTERNAL SERVICE ROOM /STORE

Tiling on walls to remain in storage area.

New internal walls to be 100mm blockwork. Storage area to be skim finished on storage facing walls. Service area bare blockwork.

8. INTERNAL WALLS OF UNISEX AND DISABLED TOILETS

Internal walls to be 100mm blockwork and toilet walls to be finished with tiles (20 x 50cm) laid stack bond patterns. To the underside of the timber joists, allow to supply and fix British Gypsum Gyproc Fireline plasterboard 12.5mm, taped and screw fixed to the joists at 450mm c/c.

9. CEILINGS to TOILETS

Form new PVC clad plasterboard ceilings throughout to the WCs, allow to supply and fix British Gypsum Gyproc Fireline plasterboard 15mm, taped and screw fixed to the joists.

To be Plaster skimmed.

10. Accessible WCs - (Total 2 No)

The following equipment is to be supplied and installed within the Accessible WC, as per drawing

General:

- Healthmatic to supply:
 - Wallgate [Commercial Washrooms & Specialist Applications - Anti-ligature Sanitaryware |Wallgate](#) All toilets from the CWC range floor mounted white base with fully bonded black seats
 - Toilet Pans: CWC-250W-STCC <https://www.wallgate.com/products/wcs--toilets/cwc-250-back-to-wall-wc-pan-range?sector=all>
 - Handwasher and dryer: THRII-SS-CC <https://www.wallgate.com/products/hand-wash-dryers/thrii-solid-surface-range?sector=all>
 - Wallgate through wall toilet tissue dispenser
 - 2x Wallgate Baby Change Table, wall mounted using security fixings: Babypoint Limited model CT/1H, one in each unit.
 - Sensor Flush system
- 2 x Stainless steel coat peg, one in **each unit**
- 1 * Stoma Shelf in the DDA loo
- Contractor to supply flush button signage of circle design 100mm diameter a predrilled centre hole will be required to allow fitting of the flush eye
- Disabled alarm connected to an exterior alarm lamp and sounder. Reset button mounted into wall finish
- Fold-away, wall mounted handrails and grab rails to be provided in accordance with Part M of the Building Regulations 2004
- Smooth steel disabled handgrip rails on door and walls
- Floor finishes to be ceramic non slip tiles colour grey size 40 x 20 cm on thick bed.
- Walls: to be fully tiled 20 x 50cm laid stack bond patterns. Colours to be agreed.



11. WORKS TO EXISTING FLOORS IN STORE

Take up existing ceramic floor tiles. Take up concrete floor locally to lay new drains to connect to existing network as found on site and make good concrete. Repair major defects in the concrete

can be repaired using ardex ardurapid a 45 rapid drying and hardening, slump free mortar. Once repairs are complete level floor over existing tiling using ardex arditex latex based smoothing levelling compound.

12. VENTILATION

Supply and install Vent-Axia t series ceiling/wall mounted commercial extractor fans with low watt t-series Ecotronic sensor on timer in each room as per Ceiling layout drawing and General Layout drawing

The fan performance should provide a min of 6 air changes per hour.

The motor should be manufactured with ball bearings and be fitted with standard thermal overload protection (s.t.o.p.). The motor should be insulated to class b.

Extract fans to have ducted connections to existing roof exterior vent.

13. HEATING AND HOT AND COLD-WATER SERVICES

Install electric trace heating frost protection to all hot and cold water piped services with thermostatic control

1. Hot water to toilets shall be provided by Wallgate thrii automatic hand wash dryer with compact solid surface fascia and bowl and with instantaneous water heater.
2. Hot water to the Cleaners sink shall be provided by Zip Aquapoint 3 unit – 10 litre capacity (or equal and approved), installed in accordance with the manufacturer's instructions
3. Pipework also to be run in copper, fully lagged; isolation valves are to be provided to enable each range of appliances to be isolated separately; heating pipework to be concealed where possible and practical.

14. DRAINAGE ABOVE GROUND

Waste pipework shall be upvc to bs 4514 and traps plastic to bs 3943 with rodding eyes etc. as required.

Svp's to be wrapped with sound insulating mineral wool.

minimum waste pipe sizes/diameters:

WC pans: 100mm dia. & 6000mm max. length with 9mm/m min. fall.

All exposed upvc svp's, traps, waste pipes etc. should be coloured black externally and white internally.

All sanitaryware, sink tops junctions with the ceramic wall tiles shall be pointed with coloured silicone sealant.

There is an existing soil vent stack, this is to remain and be utilised with adjoining elements.

15.DRAINAGE BELOW GROUND

Generally existing connections to both foul and storm drainage systems will be re-used. New drains to be connected into existing network as found on site. All foul to existing sewer as found on site.

Drainage laid to be osma 'plastic' 100mm diameter laid to falls.

16.REGULATIONS UNDER PART 'M' BUILDING REGULATIONS 1999

The new floor and exterior paving will be laid so that the entrance is flush with the external paving. Accessible switches not more than 1200mm above ffl and socket outlets not less than 450mm above ffl, all to be as per diagram 22 part 'm' of the building regulations 1999.

17.ELECTRICAL INSTALLATIONS to be appointed by the Council

All new electrical work is to be designed, installed, inspected and tested in accordance with BS7671.

Mayberry Electrical are to do the electrical work on lighting and ventilation, replacing the Distribution Board. Contractor to coordinate with Electrician for the works.

1. Lights fitted as per drawings:
 - a. LED bulkhead vandal resistant ceiling lights to be installed in toilets, service area and storage.
2. External lights to be LED strip lighting sufficient
3. Timed access to be fitted to Toilet doors allowing for daytime entry. Timing to be specified
4. Provision of future contactless payment at the 2x toilet doors. Prep distribution board to allow for contactless solution.

18.COMPLETION.

Upon completion of works provided operating and maintenance information on all fixed building services which should explain how to operate the system(s) efficiently.