



Specification for Refurbishment of John Street Public Toilet, Market Rasen



Section 1

1.1

The works:

John Street Public toilets, Market Rasen – full refurbishment

1.2

Employer:

West Lindsey District Council, Guildhall, Gainsborough DN21 2NA

1.3

Contract administrator:

Luke Thomson at West Lindsey District Council - 07890 610173

1.4

The Sites

Address for the locations –

Public Toilets, John St, Market Rasen LN8 3HH

1.5

Use of the sites:

Welfare facilities are to be provided by the contractor

Parking available on site – number of spaces to be agreed

1.6

Access to site

via North Street, Market Rasen

1.7

Health & Safety:

The contractors is to follow instructions at each site regarding signing in and out, and all health and safety matters.

Any Traffic Management and speed limits through work sites shall comply with. All reasonable precautions shall be taken to control speed and movement of traffic through the works.

The Contractor shall provide and maintain all necessary scaffolding for the proper and safe execution of the work, and shall comply with all Health and Safety at Work Legislation.

The contract the Contractor shall supply, erect, maintain and remove courtesy/information boards. The signs shall have a yellow or red background.

The contractor shall comply with all HSE & CDM regulation including the production of a Construction Phase Plan, all risk assessment & method statements.

1.8

Damage or disturbance arising from works carried out on site.

The contractor shall keep any disturbance to a minimum and make good any damage as a result of the work and any other damage caused by his presence on site.

The Contractor shall use the best available means to minimise dust.

Any waste or arisings shall be removed from site at the end of each day.

2.

Programme of Works.

The contractor shall be responsible for adhering to the schedule in section 4.

The Contractor will supply all necessary labour and supervision responsible for the execution of the work, excluding the topcoat for the cladding which will be provided for by the Council.

The Contractor is required to provide permanent managerial and supervisory staff.

Site to be left clean & tidy following completion of the works.

2.1

Manufacturer literature

WLDC require all information to be provided in electronic format rather than paper copies.

The following specification describes how WLDC require electronic documents to be provided;

1. All files to be in PDF format unless otherwise specified
2. All files to be provided in digital format, in un- compressed format

3

Design standards

All plant and materials shall comply with current British (BS) and European (EN) Standards where such exist. The edition shall be those current.

The design and construction of the whole of the project shall be in conformity with, but not limited to:-

- Employers Requirements.
- CDM Regulations.
- British Standards (BS Publications).
- Building Regulations.

- Health and Safety at Work Act, and HSE Publications.

The Contractor should note that the whole of the works falls within their design responsibility.

Although a specification is included with the tender documents, detail design will be the Contractor's responsibility.

The Contractor is to provide Professional Indemnity Insurance Cover with a limit of at least £5,000,000.00 for each and every claim.

The Contractor shall be responsible for all design calculations to meet the Councils Requirements and shall provide copies of calculations upon request.

No deleterious materials are to be used in the works.

Contractor is to ensure that all finished works are completed to a professional standard.

Specification

Item	Detail/Unit	Cost
Flooring	<p>Remove and dispose of all existing tiled flooring throughout the building marked yellow and grey on map. Apply levelling compound throughout whole building where tiles were removed Install Polyflor Polysafe Grey 4090 with a 20cm upstand.</p> <p>Replace entrance matting with AluGrid - Heavy Duty Aluminium & Carpet Commercial Entrance Mat System, Grey</p>	
Walls and ceiling	<p>Fill any cracks/voids/wall plug holes.</p> <p>Remove old light fittings and make good of any exposed holes.</p> <p>Walls – x2 Dulux Diamond Eggshell (Colour Polished Pebble)</p> <p>Ceiling - x2 coats of Dulux Diamond Matt Pure Brilliant White.</p> <p>Remove all wall tiles and reskim walls to leave smooth surface and decorate as per below.</p> <p>Install 5 foot IPS panelling throughout the whole building where panelling is not already in place.</p>	

	<p>excluding the service room and service cupboards. Colour - Lamar Blue</p> <p>Woodwork – stand down, 1x coat of primer, 2x coats of high gloss white</p> <p>Replace all existing wall IPS Panelling with new IPS Panelling. Pastel Grey to the rear, Lamar Blue for the front panels.</p>	
Doors internal and external	<p>Access doors to baby changing room and disabled toilet to be replaced by Steel access door and frame. DoorTechnik U15 Ultimate Toilet Door (BS 10 A 11 - Charcoal grey) Disabled signage and baby changing signage to be installed on the front of the door. Radar lock to be installed on the disabled toilet door. Internal lever lock to be installed on the baby changing room door.</p> <p>Remove all internal cubicle doors x5 and replace with Urinal Panel door (12mm CGL) – Lamar Blue with DDA compliant lever and locks. Install new door framing.</p>	
Plumbing	<p>Remove and replace all existing plumbing from units to mains drain, including pans, urinals and sinks. Insulate all pipes.</p>	
Pans and Urinals	<p>Remove and dispose of x5 toilet pans and replace with Wallgate CWC-250 Anti-Ligature Back-to-Wall WC Pan. Existing flushes to remain.*</p> <p>Replace existing urinals with new Wallgate CWU-01 units Install Anti-vandal solid surface urinal divider.*</p>	
Baby changing toilet	<p>Remove all equipment and fixtures. Replace with Milton Doc M Pack - Accessible Bathroom Toilet, Basin + Blue Grab Rails.</p> <p>Install baby changing unit.</p>	
Disabled toilet	<p>Remove all equipment and fixtures. Replace with Milton Doc M Pack - Accessible Bathroom Toilet, Basin + Blue Grab Rails.</p>	
Sink units	<p>Remove and dispose of existing Wallgate hand and wash stations x6*</p> <p>Replace with x6 Wallgate Thrii® Stainless THRII-ST-2 *</p>	

Lighting	Replace any current fluorescent tube ceiling lights with LED alternatives.	
Accessories/Extra's	<p>Toilet roll holder – Replace x6 toilet roll holders with HSD Stainless Steel Jumbo 12" Toilet Roll Dispenser*</p> <p>Handrails – Install x2 handrails in far end cubical in both ladies and gents toilets. 60cm length, Blue, installed 680mm above ground level to be DDA compliant.</p> <p>Frost Protection heaters – Replace faulty frost protection heaters.*</p>	
Roof and windows	<p>Windows</p> <p>Remove and disposed of all existing windows. Replace with VELUX GGL ROOF WINDOW - Centre-Pivot, Manual, White*</p> <p>Roof</p> <p>Remove and dispose of all existing roof tiles, membrane and slats.</p> <p>Installed new breathable membrane, new timber roof laths. Install Tapco composite* tiles and ridges throughout. All roof lead to be removed and replaced with a modern lead alternative.</p>	

*
= or equivalent



John Street Toilets
Ground Floor



Main
Entrance

