



Specification for Refurbishment of Roseway Public Toilet, Gainsborough



Section 1

1.1

The works:

Refurbishment of public toilets

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 –

Roseway

1.5

Use of the sites:

Welfare facilities are available

Parking available on site

1.6

Access to site

Via car park

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 on layout map.</p> <p>Install x2 floor drains in central position in gents and ladies toilet. Channelling drain to nearest outlet.</p> <p>Install group-level entrance mat with AluGrid - Heavy Duty Aluminium & Carpet Commercial Entrance Mat System, Grey</p> <p>Prepare surface and apply levelling compound throughout whole building where tiles have been removed.</p> <p>Install Polyflor Polysafe Standard Grey 4090 with 20cm upstand, per product installation specification.</p>	
Walls and ceiling	<p>Walls – Throughout whole building. Fill any cracks/voids/wall plug holes/damage left from removed or replaced items. 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. excluding the service room and service cupboards. Colour - Lamar Blue</p> <p>Replace all existing wall IPS Panelling with new Panelling. Pastel Grey to the rear, Lamar Blue for the front.</p> <p>Walls – x2 coats of Dulux Diamond Eggshell (Colour Polished Pebble) including – Ladies toilet</p>	

	<p>Gents toilet Disabled toilet Cleaners cupboard Service room</p> <p>Ceiling – x2 coats of Dulux Diamond Matt Pure Brilliant White.</p> <p>Woodwork – stand down, 1x coat of primer, 2x coats of high gloss white</p>	
Doors internal and external	<p>External – Access doors to disabled and night toilet x2 total to be replaced with Steel access door and frame. DoorTechnik U15 Ultimate Toilet Door (BS 10 A 11 - Charcoal grey) Inclusive sign and disabled signage to be installed on doors. Disabled door to be fitted with Radar lock, night toilet to be fitted with internal lever lock. Both doors to also be fitted with a master key lock.</p> <p>Access door to the disabled toilet to be widened to comply with DDA recommendations.</p> <p>Internal - Remove all internal cubicle doors and replace with Urinal Panel door (12mm CGL) – Lamar Blue with DDA compliant lever and locks.</p> <p>Replace six internal access doors with. DoorTechnik G15 General purpose steel doors (BS 10 A 11 - Charcoal grey). Service doors to be fitted with heavy duty combi access locks. Baby changing door to be fitted with internal lever lock.</p>	
Pans and Urinals	<p>Remove and dispose of all toilet pans (2 gents, 4 ladies) and replace with Wallgate CWC-250 Anti-Ligature Back-to-Wall WC Pan.*</p> <p>Replace existing urinals with new Wallgate CWU-01 units Install Anti-vandal solid surface urinal divider.*</p>	
Plumbing	<p>Remove and replace all existing plumbing from toilet units to mains drain, including pans, urinals and sinks. Insulate all hot and cold-water supply pipes.</p>	
Disabled toilet	<p>Remove all equipment and fixtures. Replace with Milton Doc M Pack - Accessible Bathroom Toilet, Basin + Blue Grab Rails</p>	

Baby changing toilet	Install new baby changing unit.	
Extraction	Remove and disposed of x2 existing extraction units and ducting in ladies and gents Replace with Vent-Axia W162610 (7 1/2") Axial Commercial Extractor Fan Soft-Tone Grey 220-240V, installed new ducting*	
Sink units	Remove sink units in ladies and gents toilets Replace with 2400mm vanity unit pack – light grey. Install 8x inset vanity wash basin. Re-install existing taps to basins.	
Hand driers	Remove and dispose of existing hand driers in ladies, gents and disabled toilets. Replace with NeoDRY high speed dryer Stainless steel*	
Lighting	Replace fluorescent tube lights for LED alternatives.	
Accessories/Extras	<p>Mirrors Install vanity mirror above all sink units – 10 total</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>Soap dispensers – Install x10 total soap dispensers. X6 in front of each wash basin in gents and ladies and x1 in disabled toilet, x1 night toilet. C21 Brushed Stainless Steel 800ml Soap*</p> <p>Toilet roll holder – Replace x8 toilet roll holders with HSD Stainless Steel Jumbo 12" Toilet Roll Dispenser*</p> <p>Tubular Heaters – Install MYLEK Electric Tubular Heater with Adjustable Thermostat 150cm with cage guard within sink units.*</p> <p>External Pointing – Repoint any damaged or missing pointing to the exterior of the building.</p>	

* = or equivalent

Main Entrance



Roseway Toilets
Ground Floor

