

Minehead Town Council

QUAY WEST - TOILET REFURBISHMENT PROJECT BRIEF & SPECIFICATION

Located on the Minehead Sea Front – Past the Harbour- in the Car Park

1. INTRODUCTION

The Town Council have decided to invest in the refurbishment of the existing toilets to improve the facilities for residents and visitors.

The Toilet block is an existing building located within in a car park on the sea front past the harbour in Minehead.

The existing toilet block at QUAY WEST Car Park requires a complete refurbishment to improve the service and to provide DDA accessible toilets.

Image below of existing toilets:



2.SPECIFICATION

To remove all internal fixtures and fittings including plumbing, lighting, flooring and to supply and install replacement fixtures, fittings, plumbing light fittings and flooring, all sanitary ware to be wall hung as per client's specification.

Provide temporary public toilets whilst work is in progress.

External steel fencing and gates are **not** included in this specification.

Female toilet block:

- To remove all existing fixtures and fittings including internal non-load bearing walls where necessary.
- Where necessary to construct from solid block and render:
- Two (2) cubicles, to install wall hung toilet pans in each cubicle with touch free flush
- To install one (1) two user wall-hung wash-hand sink with two (2) touch-free taps in communal area
- One (1) DDA/baby change cubicle and to install wall hung toilet pan with touch-free flush, wall-hung basin with touch-free tap; fold down baby change table, small seating area and DDA safety rails.
- To install pull-cord alarm to DDA unit

Male toilet block:

- To remove all existing fixtures and fittings including internal non-load bearing walls where necessary.
- Where necessary to construct from solid block and render:
- One (1) cubicle, to install wall hung toilet pan with touch free flush; all plumbing and cistern to be hidden in lockable access panel
- To install one (1) two user wall-hung wash-hand sink with two (2) touch-free taps in communal area
- One (1) DDA/baby change cubicle and to install wall hung toilet pan with touch-free flush, wall-hung basin with touch-free tap; fold down baby change table and DDA safety rail
- To install pull-cord alarm to DDA unit
- To install two (2) wall hung urinals with programmable flush sensors

Fixtures and fittings:

- To repair and replace with new, where necessary, and bring up to current code, all internal wiring and plumbing.
- To install solid surface wall-hung toilet pans, motion sensor touch-free flush system, all pipes, and cisterns to be enclosed within lockable access panels
- To install wash-hand troughs in communal areas and motion sensor touch-free taps
- To fit vandal resistant polycarbonate or acrylic mirrors over vanity in communal areas and within 2 x DDA cubicles
- Install easy-clean slab tiling to floors
- Paint walls in easy to clean damp resistant paint, colour to be agreed
- To install motion sensor ceiling mounted lighting to cubicles and communal areas
- To create storage rooms as per design plan
- To replace existing doors with new of similar construction
- To install stainless steel skirting throughout

External areas:

- To remove roof lights, infill internally and externally
- re-cover roof; fit new fascia and guttering. The Guttering is internal and needs inspecting – it may require that external gutting in installed to replace existing.
- To refinish and repaint all windows internally and externally and seal shut; to replace any broken/damaged/missing panes with polycarbonate glazing

Defects and Liability:

All equipment to be covered by the following:

- 5-year warranty on structural elements.
- 5-year warranty on non-structural elements.
- Manufacturers warranties on 3rd. party products.

Health & Safety:

- To Provide risk assessments & method statements.

c. Restrictions on Construction Timeline:

- The completion of the project should be no later than 31st May 2023 to comply with Minehead Town Council timescales.

d. Groundworks:

- Quotes to include all associated groundwork costs.

e. Site Drawings and Methodology:

- Quotes to conform to drawings provided.

f. Extra Provision:

- To provide two (2) temporary on site accessible public toilets during construction (to include the servicing and maintenance of units).

ASSESSMENT CRITERIA:

Proposals will be judged against the following criteria.

1. DDA facilities.
2. Design will be assessed in respect of its suitability for the structure.
3. Timeline of project completion.
4. Cost: value for money will be key consideration.

6. DEADLINE FOR QUOTATIONS:

All quotations are to be returned by post in a sealed envelope addressed to The Clerk and marked: QUAY WEST PUBLIC CONVENIENCES no later than 31st January 2023.

The Clerk
Minehead Town Council
3 Summerland Road, Minehead TA24 5BP

If you have any questions or queries regarding this specification, please don't hesitate to contact our office via email at: admin@mineheadtowncouncil.co.uk