

Section 3-B

Swanage Town Council - Refurbishment of Toilets - Schedule of Works

King Georges Toilet Block - Main Beach Car Park

All works to be carried out in accordance with the Preambles. To be read in conjunction with drawings KG001, KG002, E101, E104, and E01XXXXX.ISSI.

Item		Description	Cost £
1	Externals		
1.1	Drainage		
	1.1.1	Jet and survey existing below ground drainage system prior to works commencing.	
	1.1.2	Repair damaged external drain surround at rear.	
1.2	Guttering		
	1.2.1	Renew all existing gutters and downpipes with cast-iron effect UPVC type, black. 1/2 round gutters. To include all brackets and fittings.	
	1.2.2	Renewal of timber fascia and soffits. Timber to be pre-treated and prepared with 1 coat of undercoat and 1 full gloss of Dulux weather seal extreme exposure or similar.	
	1.2.3	Licensed removal of asbestos cement soffits and replacement with timber. Decorated as above (see Appendix E for Asbestos Report).	
1.3	Roofing		
	1.3.1	Provide scaffolding for replacement of roof covering.	
	1.3.2	Strip existing roof covering down to joist level and install new built-up felt roof: Installation of 18mm plywood deck, 75 x 25mm treated drip batten, Icopal SA Bitumen Primer, Micoral SK base layer, 120mm Icopal Thermazone torch-on Insulation (bonded to VCL with Icopal TK395 insulation adhesive), one layer Total Torch vapour control layer, one layer Total Torch vapour dispersion layer and Tecnatorch SBS mineral capsheet or similar approved.	
	1.3.3	Removal and disposal of 3nr. Existing rooflights. Installation of 3nr. Whitesales Em-Dome polycarbonate rooflights or similar approved.	
	1.3.4	Provisional item for removal of existing roof support columns and replacement with new square-profile contemporary stainless steel type (£2500).	
1.4	Walls		
	1.4.1	Stone walls to be repointed locally where required. Allow for removal of graffiti and general cleaning of stonework.	
	1.4.2	Works to include formation of new door openings to receive 838mm timber external doors. Openings to be supported by existing concrete lintel(s).	
	1.4.3	Doorway into Gents toilets to be infilled with stonework to match existing external finish. Internal face to be dry lined with plasterboard and skimmed in preparation for decoration.	
Total C/F			£

	1.4.4	Existing external door to Ladies toilets (now Store) to be replaced with pre-finished hardwood door-set product, hung on 4nr hinges and lockable.
	1.4.5	New door openings to receive 838mm pre-finished hardwood door sets. To be hung on 4nr hinges and lockable.
	1.4.6	Existing door opening into Store (now Accessible toilet and shower room) to be widened to allow for new 926mm pre-finished hardwood door-set, hung on 4nr hinges. To include radar key lock mechanism.
	1.4.7	Provisional sum of £400 for new signage.
1.5	Groundworks	
	1.5.1	NOTE: Works to form graded access to frontage of building and re-tarmacing of immediate area of car park to be carried out outside of contracted works, by a separate contractor (not yet identified). Liaison between parties will be required throughout contract period.
2	Internals	
2.1	Walls	
	2.1.1	New internal partition to be 100mm studwork with 12.5mm plasterboard either side, skimmed and decorated with 1 mist coat and 2 coats Dulux diamond matt or similar. Partition to be filled with insulation quilt to provide sound barrier and bolted to ceiling joists and floor slab.
	2.1.2	Preparation of existing tiled surface and installation of full-height whiterock panels to all surfaces.
	2.1.3	Allow for complete redecoration of all other painted surfaces internally - 1 coat of undercoat and 2 coats Dulux bathroom+ or similar.
	2.1.4	Renewal of existing timber doors with new plywood type, decorated. To include new softwood frames knotted and primed for decoration.
2.2	Floors	
	2.2.1	Take up existing floor tiles and skirtings, make good sub-base, apply screed and install new anti-slip quarry tile floor covering and tile skirtings to all areas. Quarrundum Slip Resistant range or similar.
2.3	Ceilings	
	2.3.1	Existing ceilings to be stabilised, skimmed with plaster and decorated with 1 mist coat and 2 coats Dulux bathroom+ or similar.
2.4	Sanitaryware	
	2.4.1	Removal and disposal of all existing WC's, urinal troughs, cisterns, wash hand basins and associated pipework in Gents and Ladies toilets. Allow for making good of all disturbed surfaces.
	2.4.2	Removal and disposal of all plant not in service.
		Total C/F £

	2.4.3	Supply and installation of Armitage Shanks Alto Back-to-Wall WC's and concealed cisterns within Ladies and Gents toilets, or similar approved. Pipework to be UPVC.
	2.4.4	Supply and installation of Armitage Shanks Contour HygenIQ S6119 Urinals (or similar) and concealed cistern complete with Cisterniser, within Gents toilets.
	2.4.5	Installation of Wallgate Thri_SS units or similar, in Ladies and Gents toilets as per associated drawings and manufacturers instructions.
	2.4.6	Installation of full Doc M DDA compliant WC and shower pack within proposed Accessible toilet as per the associated drawings.
	2.4.7	Cubicles to be Cubicle Systems 'Premier One' model with Polyrey Compact Solid Grade Laminate finish or similar approved, as per associated design. To include installation of wall paneling to match in wet areas as specified in associated drawings.
	2.4.8	Supply and installation of new toilet roll holders within each toilet cubicle and DDA Toilet, and soap dispenser within DDA Toilet. All to match existing currently installed.
	2.4.9	Supply and installation of 3nr. 9" Vent Axia TX9WL extract vents or similar approved, one per each toilet as identified on the associated drawings.
	2.4.10	Installation of 2nr. cleaners tap boxes, within Gent and Ladies toilets. Exact locations within rooms to be agreed, Tap Box UK or similar.
	2.4.11	Supply and installation of 3kw water heater within Store or DDA Toilet, Heatrae Sadia 7L Slimline or similar, to feed HW in DDA Toilet and Cleaners sink within Store.
	2.4.12	Supply and installation of changing benches and 10nr. coat hooks to DDA toilet as per associated drawings. Benching frame to be powder coated steel frame with rust-resistant stainless steel floor fixings. Timber slats to be sanded, sealed and laquered (3 coats). 400mm depth, 450mm height.
	2.4.13	Supply and installation of Alders S5900 cleaners sink (or similar) within store, with Bib taps and associated feed and waste pipework.
	2.4.14	Supply of temporary chemical toilet facilities for use by users of King Georges Playing Field during the contract period. Location to be agreed.
	2.4.15	Licensed removal of existing asbestos soil vent pipe and replacement with cast iron effect UPVC type, black (see Appendix E for Asbestos Report).
	2.5	Electrical
	2.5.1	Remove and dispose of existing light fittings. Installation of new lighting and emergency lights as per associated drawings, specification and Appendix B. All fittings to be from Dextra Lighting.
	2.5.2	Allow for installation of 1nr. electrical double socket in each cupboard within Ladies and Gents toilets, and in new Store.
	2.5.3	Allowance for installation of hand dryer within DDA toilet, Airforce Eco or similar.
		Total C/F £

2.5.4	Allowance for installation of below ground 64A single phase electrical supply within car park (approx. length 100m) to supply 2nr. POD Point Twin T7S car charging units (see data sheet within Appendix D). Include for formation of 600 x 600 x 150mm concrete mounting pad (specific location to be agreed). NOTE: SUPPLY AND INSTALLATION OF CAR CHARGING UNITS NOT INCLUDED WITHIN THIS CONTRACT.
2.5.5	Isolation of consumer unit to allow for inspection for asbestos containing material (see Appendix E for Asbestos Report).
2.5.6	Provisional item for upgrade of consumer unit if required (£500).
Total C/F £	