

## Horniman Museum and Gardens

### Appendix A

#### Scope of works: Café Toilets Refurbishment

##### Introduction:

In 1901 Frederick Horniman gave the Horniman Museum and Gardens as a free gift to the people for their education, recreation and enjoyment, this vision still remains central to the Horniman today. A blend of high quality collections spanning the natural, multicultural and musical worlds; 16 acres of well managed urban open space; community based educational and leisure programmes and a wide range of performance, events and activities provide an unrivalled opportunity for a diverse range of visitors to encounter and understand the richness and variety of the World in which we live.

The Horniman' audience is local, national and international and it actively seeks to attract users of all ages, backgrounds and abilities. It is a much loved community resource for London and the South East. It has an exceptional record of educational achievement and works with a range of partners to co-design its learning programmes, events and activities with as wide a range of people as possible. We currently welcome over 900,000 visitors to our site each year, with over 780,000 visiting the Museum.

##### Café Toilets Refurbishment:

These toilets were built in 2002 as part of an extension project to expand the Museum and make it more accessible for visitors. The extension was designed to accommodate 250,000 visitors a year but we now welcome over 750,000. They are the most well used toilets on site because of their proximity to the café.

Although the toilets are well maintained, they have reached the end of their life and require total refurbishment. Tender bids are required for the strip-out and complete refurbishment of the male, female and accessible toilet on the ground floor of the Museum according to the scope of works listed below.

##### Scope of works:

###### 1) Strip out:

- a. All cubicles, fittings and floors to be stripped out and disposed of, skip to be provided by the contractor at a site agreed with the Horniman.
- b. Items to be retained or left in place are as follows:
  - i. toilet cisterns in the male and female toilets (operation buttons to remain)
  - ii. ceilings, lighting and other electrical services
  - iii. toilet roll holders to be removed, retained and reinstated in new locations at the end of the works
  - iv. Entrance doors and door furniture

###### 2) Decoration:

- a. All ceilings to be cleaned, prepared and painted with 2 coats of mat brilliant white emulsion.
- b. All walls to be cleaned, made good, prepared and painted with 2 coats eggshell brilliant white emulsion
- c. In the accessible toilet remove waste bin in the wall, seal hole, make good and decorate as specified in 2.b
- d. All internal woodwork and external doors to be cleaned, prepared and painted inside and out with 2 coats eggshell brilliant white emulsion. Door furniture to remain

###### 3) Plumbing:

- a. Check and replace plastic pipework where necessary (deteriorated)

- b. Reposition any plumbing at low level to a height to allow easy access and maintenance – ideally chest height wherever possible. All thermostats and plumbing must be easily accessible. A drawing or sketch showing the plumbing layout must be agreed with the Horniman prior to installation.
- c. Stat mixers must be replaced and lifted off the floor – to chest height wherever possible
- d. All hidden valves must have handles which can easily be shut off
- e. All accessible (not hidden) valves but be of the baller fix type (operated with a screwdriver)
- f. Taps to be sensor operated from sensors installed on the panelling.

#### **4) Electrical:**

- a. Automatic tap sensors to be installed on the panelling rather than as part of the taps
- b. New hand driers to be installed, x1 each in male, female and accessible toilets (accessible toilet hand drier subject to feasibility by appointed contractor, it must not compromise Building Regulations document Part M and BS8300. We require Dyson Airblade V Hand dryers HU02.
- c. All other electrics to remain as installed.

#### **5) Floors:**

- a. All flooring to be removed and replaced with Altro walkway safety flooring, colour specified is 'Midnight' or similar, as agreed with the Horniman. Floor covering should be laid flush to the skirting with any joins to be well sealed
- b. All floor drain covers to be replaced with new to match/or similar to existing

#### **6) Panelling:**

- a. All wall panelling to be replaced using water impervious materials and similar to existing design, they must provide easy access to maintain the services behind. The current panels are on hinges, we would prefer them to be lift off panels.
- b. All panelling should be white in colour.
- c. All mirrors to be replaced as existing apart from female toilets, where we require the height of the shelf below the mirror to be raised 200mm up from existing to allow soap dispensers to be installed above the sinks.

#### **7) Toilet cubicles:**

- a. Toilet cubicles to be replaced using Venseta product or equal and approved. (see attached specification for further information)
- b. Cubicle dividers to be white in colour, doors to be blue (similar to existing)
- c. All cubicle doors to be hinged on the right and open inwards.

#### **8) Sanitary ware:**

- a. All sinks, taps and toilet pans to be replaced – heights of these to remain as existing.
- b. Toilet pans must be mounted off the floor.
- c. Accessible toilet fixtures and fittings must comply with the guidance in the Building Regulations document Part M and BS8300
- d. Specifications for sanitary ware is to be Armitage shanks. We are looking to reduce the size of the sinks and urinals, please provide proposals.

#### **9) Miscellaneous**

- a. New baby change unit to be supplied and installed for accessible toilet, similar to existing.
- b. An Operation and maintenance manual is to be supplied at the completion of the works. This should be issued as one hard copy and one soft copy on USB.
- c. Allow for a 12 month defects period.