

Section 3-C

Swanage Town Council - Refurbishment of Toilets - Schedule of Works

Mermond Place Toilet Block

All works to be carried out in accordance with the Preambles. To be read in conjunction with drawings MP001, E101, E103 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.	
1.2	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	Carry out redecoration of timber fascia and soffits, with localised repairs where necessary. Timber to be thoroughly rubbed back and prepared with 1 coat of undercoat and 1 full gloss of Dulux weather seal extreme exposure or similar.	
1.3	Roofing		
	1.3.1	Provide scaffolding for roof repairs.	
	1.3.2	Carry out repairs to pointing, including rake out old loose pointing where necessary.	
1.4	Walls		
	1.4.1	Stone walls to be repointed locally where required. Allow for general cleaning of stonework.	
	1.4.2	Existing external doors and frames to be replaced with pre-finished hardwood door-sets, hung on 4nr hinges and lockable. Allow for radar key lock mechanism on DDA Toilet door.	
	1.4.3	Redecoration of all remaining external timber work and windows with 1 undercoat and 1 coat Dulux weather seal extreme exposure or similar, including repairs and renewal of putty where necessary.	
	1.4.4	Provisional sum of £400 for new signage.	
Total C/F			£

2	Internals	
2.1	Walls	
	2.1.1	Preparation of existing tiled surface and installation of half-height whiterock panels to all surfaces.
	2.1.2	Allow for complete redecoration of all other painted surfaces internally - 1 coat of undercoat and 2 coats Dulux diamond matt or similar.
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 artex ceilings to be stabilised, skimmed with plaster and decorated with 1 mist coat and 2 coats Dulux diamond matt 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, Ladies and Accessible toilets. Allow for making good of all disturbed surfaces.
	2.4.2	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.
	2.4.3	Supply and installation of Armitage Shanks Contour HygenIQ S6119 Urinals (or similar) and concealed cistern complete with Cistermiser, within Gents toilets.
	2.4.4	Installation of Wallgate Thri_SS units or similar approved, in Ladies and Gents toilets as per associated drawings and manufacturers instructions.
	2.4.5	Installation of full Doc M DDA compliant pack within Accessible toilet as per the associated drawings.
	2.4.7	Cubicles to be Cubicle Systems 'Premier One' model with 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.
		Total C/F £

	2.4.10	Removal and disposal of all plant not in service.	
	2.4.11	Installation of 3nr. cleaners tap boxes, each within Gents, Ladies and DDA toilets. Exact locations within rooms to be agreed.	
	2.4.12	Supply and installation of 3kw water heater within DDA Toilet or Electrical/Plant Room, to feed DDA basin. Heatrae Sadia 7L Slimline or similar.	
2.5	Electrical		
	2.5.1	Complete electrical rewire as per 3-E Electrical Schedule of Works.	
	2.5.2	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.	
	2.5.3	Allow for installation of 2nr. electrical double sockets in Electrical/Plant Room.	
		Allowance for installation of hand dryer within DDA toilet, Airforce Eco or similar.	
	2.5.4		
	2.5.5	Allowance for installation of below ground 64A single phase electrical supply within car park (approx. length 10m) to supply POD Point Twin TS7 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 UNIT NOT INCLUDED WITHIN THIS CONTRACT.	
			Total C/F £