**Specifications Document**

**July 2021**

There will be time made available for all contractors to visit site prior to costing, please call Brackley Town Council to arrange a visit. The facilities are partially locked (store/plant cupboard) and partially access controlled (RADAR key) so only limited access can be gained without appointment.

All works to be carried out in line with current Building Regulations and all certification to be issued at the end of the project.

**Exterior works**

Repair and Paint service door – fit coded push button lock.

Clean and repair guttering as necessary.

Clean roof and inspect for damage/defects.

**Female Toilets**

To supply and install 1 steel Door with wave on touch opening and closing (24hour locking & opening) with single porthole and ventilation louvres.

Ceiling to be rubbed down, cleaned and painted with a suitable water & dirt resistant paint

Remove all existing fixtures, fittings and flooring, and install:

2 x Cubicles opening inwards wooden doors with furniture, cubicle walls to be HDP or similar

2 x Back to the wall Rimless Pan.

2 x brushed stainless steel jumbo toilet roll holder.

2 x None touch flush & WC control system, concealed cistern.

1 x None touch hand dryer

1 x Polished Stainless-Steel Mirror

1 x Horizontal Baby Changer

1 x Waste Bin (20-30 Litres) brushed stainless steel

1 x Wall mounted handwash Basin.

1 x None touch Stainless Steel Mounted Soap Dispenser.

1 x None touch Stainless Steel Mounted Hot Water Tap

1 x 3kw 15 Litre under sink water heater

1 x Wall mounted none touch sanitiser dispenser.

1 x Wall mounted paper towel dispenser brushed stainless steel

1 x low level energy wall heater.

Cubical and communal Walls to be finish with IPSL Aquabord or similar

Floor to be tiled with suitable high grip surface tile, colour and grout finish to be agreed

Ventilation to be replaced

Lighting to be replaced with PIR controlled LED lighting of suitable IP rating

**DDA Toilets**

To supply and install 1 steel, door with wave on touch opening and closing (24hour locking & opening) with single porthole and ventilation louvres.

Ceiling to be rubbed down, cleaned and painted with a suitable water & dirt resistant paint

Remove all existing fixtures, fittings and flooring, and install:

1 x Cubicle opening outwards wooden doors with furniture, cubicle walls to be HDP or similar

1 x Low level Disabled Toilet room DOC-M Pack (Blue)

1 x Back to the wall Rimless Pan.

1 x brushed stainless steel jumbo toilet roll holder.

1 x None touch flush & WC control system, concealed cistern.

1 x None touch hand dryer

1 x Polished Stainless-Steel Mirror

1 x Horizontal Baby Changer

1 x Waste Bin (20-30 Litres) brushed stainless steel

1 x Wall mounted hand wash Basin.

1 x None touch Stainless Steel Mounted Soap Dispenser.

1 x None touch Stainless Steel Mounted Hot Water Tap

1 x 3kw 15 Litre under sink water heater

1 x Wall mounted none touch sanitiser dispenser.

1 x Wall mounted paper towel dispenser brushed stainless steel

1 x low level energy wall heater.

Cubical and communal Walls to be finish with IPSL Aquabord or similar

Floor to be tiled with suitable high grip surface tile, colour and grout finish to be agreed

Ventilation to be replaced

Lighting to be replaced with PIR controlled LED lighting of suitable IP rating

Electrics housed in cupboard in DDA toilet to be inspected and updated as necessary by current building regulations.

**Male Toilets**

To supply and install 1 steel door with wave on touch opening and closing (24hour locking & opening) with single porthole and ventilation louvres.

Ceiling to be rubbed down, cleaned and painted with a suitable water & dirt resistant paint

Remove all existing fixtures, fittings and flooring, and install:

2 x Urinals mounted on the existing wall. With none touch flushing sensors

1 x Cubicle opening inwards wooden doors with furniture, cubicle walls to be HDP or similar

1 x Back to the wall Rimless Pan.

1 x brushed stainless steel jumbo toilet roll holder.

1 x None touch flush & WC control system, concealed cistern.

1 x None touch hand dryer

1 x Polished Stainless-Steel Mirror

1 x Horizontal Baby Changer

1 x Waste Bin (20-30 Litres) brushed stainless steel

1 x Wall mounted handwash Basin.

1 x None touch Stainless Steel Mounted Soap Dispenser.

1 x None touch Stainless Steel Mounted Hot Water Tap

1 x 3kw 15 Litre under sink water heater

1 x Wall mounted none touch sanitiser dispenser.

1 x Wall mounted paper towel dispenser brushed stainless steel

1 x low level energy wall heater.

Cubical and communal Walls to be finish with IPSL Aquabord or similar

Floor to be tiled with suitable high grip surface tile, colour and grout finish to be agreed

Ventilation to be replaced

Lighting to be replaced with PIR controlled LED lighting of suitable IP rating

**General terms**

All redundant wiring and plumbing to be removed and capped off as necessary.

All electrics and plumbing to comply with current regulations and relevant certificates to be issued by the contractor

All control mechanisms for access, payment, and lighting systems to be housed in service cupboard to rear of building.