

Technical Note

Project:	Illogan Parish Council - Modular WC Block				
Subject:	Employer's Requirements				
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Client signoff

Client	Illogan Parish Council
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EMPLOYER'S REQUIREMENTS

1. Introduction

Illogan Parish Council are seeking quotations for the design, supply and installation of a modular WC block. This is to provide some updated public WC facilities on a playing field site that is part of their portfolio.

The site address is Illogan Playing Fields, Paynters Lane, Redruth, Cornwall, TR16 4DP.

On determination of the successful tenderer, it is the intention that the company will be included in the wider works package as a named supplier, with the engagement to then be managed by a main contractor undertaking the full scheme of works on the site.

2. Requirements

The Employer's Requirements for the modular building are summarised as follows:

Modular Building - WC Block

Item	Description
0	Facilitating / General Works
0.1	Working hours are restricted to those stated below: .1 Weekdays between 0800 - 1800 hours. .2 Saturdays between 0800 - 1300 hours with approval from Employer. .3 Sundays and Bank Holidays all work prohibited.
0.2	Allow for all necessary amendment works to the water, electrical and drainage connections to facilitate the new building installation in advance of delivery to site.
0.3	Contractor to allow for all works as required to facilitate the installation of the units including the associated craneage. Works to include a Plate Bearing Test to the position of the proposed crane position to ensure the base is suitable.
0.4	The contractor is to provide all drawings and documentation for the submission (by the EA) of all statutory consents in connection with works including Building Control and Planning Approval. The contractor is to allow for all design fees in connection with providing such drawings and documentation as are required.

1	Substructure
	<p>Contractor to design, supply and install a substructure for the proposed modular building. Contractor will be provided with a full site Geotechnical Survey for information but is to allow to undertake any further investigations of the proposed location as applicable to ensure suitability of foundation design. Outline details as below:</p> <p><u>Foundations</u></p> <p>1.1 The results of this investigation indicate the ground conditions to be appropriate for standard residential development (single or dual storey) utilising traditional strip or trench fill foundations. It is recommended that a safe net allowable bearing pressure of 80 kN/m² may be placed at foundation depths of between 0.6 and 1.0 metres below ground level. It is recommended that a safe net allowable bearing pressure of 100 kN/m² may be placed at foundations in excess of 1.0 metres below ground level and/or within the structured weathered bedrock horizon.</p>
2	Superstructure
	<p>Building Design, supply, deliver and install a modular building to the site with an anticipated footprint of circa 7m x 4m (with layout design and contractor module sizes understood to dictate final size. Building to be priced based on a 2.5m module height with minimum internal floor-ceiling height of 2m. Building to provide a minimum 25-year life expectancy. Unit size can be increased to accommodate supplier standard module sizes. Contractor to advise of allowance below:</p> <p>Building Dimensions Priced:.....m xm Building and associated services to be sized to provide for the following two options:</p> <p>2.1 <u>DESIGN OPTION 1:</u> Stand-alone WC block incorporating 2 x unisex ambulant WC cubicles with integrated WHB/dryer units and 1 x accessible WC cubicle with an integrated WHB/dryer unit, combined with a baby changing facility within the accessible WC cubicle. Access to each cubicle anticipated from single external door per cubicle.</p> <p><u>DESIGN OPTION 2:</u> Stand-alone WC block incorporating 1 x unisex ambulant WC cubicle with integrated WHB/dryer unit, 1 x accessible WC cubicle with integrated WHB/dryer unit and 1 x further WC cubicle with integrated WHB/dryer, dimensioned as an oversized space to also contain a baby changing facility. Access to each cubicle anticipated from single external door per cubicle.</p> <p>NB – we anticipate that to comply with Approved Document M, within the Design Option 1, the size of the accessible cubicle will need to be enhanced from the minimum space standards.</p>
	<p>External Retractable Canopies</p> <p>2.2 <i>Option A</i> - Design, supply and fit external vandal resistant retractable canopies to the exterior of the new building over the entrance to the WC's. <i>Option B</i> - If design permits, this could be provided in fixed form with an eaves overhang on the door access elevation.</p>

2.3	<p>External Doors</p> <p>Design, supply and install fully insulated steel faced doorsets to each of the access/egress points noted above (minimum 3nr single, may be 1nr for plant room subject to design). Entrance doors are to be solid, provided with finger guards and SAA ironmongery with suited euro cylinder lock externally and arm latch turn internally. To have SAA 1 ½ pair hinges, SAA kick plate with radiused corners 300mm high with width to suit door width to both sides of each leaf and SAA pull handle/push plate. Door to any service/plant area is to be to the same specification. All doors are to be provided with low thresholds to assist mobility access. Door to accessible WC to be provided with compliant ironmongery.</p>
2.4	<p>Windows</p> <p>Design is not anticipated to include any windows, either in building walls or the roof.</p>
2.5	<p>External Cladding - rendered area (price option)</p> <p>Design, supply and install a through coloured render system on an approved carrier board system to all external elevations to include any fascia and plinth details.</p>
2.6	<p>External Cladding - vandal resistant sheet cladding (price option)</p> <p>Design, supply and install a vandal resistant sheet cladding system on an approved substrate system to all external elevations to include any fascia and plinth details.</p>
2.7	<p>Rainwater goods, downpipes and fascia</p> <p><i>Option A</i> - Design, supply and install aluminium powder coated rainwater goods, downpipes and fascia system to suit roof layout and drainage requirements.</p> <p><i>Option B</i> - Design Option - consider internally routed downpipe for rainwater to mitigate 'climbing' opportunity being provided on the external facade. Advise in tender return if feasible.</p>
2.8	<p>Roof</p> <p><i>Option A</i> - Design, supply and install an insulated single ply roofing membrane system (to falls) including gutter outlets as required</p> <p><i>Option B</i> - Design, supply and install an insulated duo-pitched roof finished with a metal colour coat sheet roofing system with a minimum design life to match the intended building life expectancy.</p>
3	Internal Finishes
3.1	<p>Flooring</p> <p>Design, supply and install flooring to all areas. Required to be commercial grade non-slip vinyl sheet flooring throughout with Pendulum Test result of 36+. Allow for aluminium threshold strips to any junctions. Floors to be provided with 100mm minimum coved skirting for wash-down cleaning.</p>
3.2	<p>Wall Surfaces</p> <p>Design, supply and install all internal wall surfaces to be finished with a wipeable surface and to be suitably robust to mitigate impact and graffiti/malicious damage.</p>

3.3	Skirtings Design, supply and install coved skirtings to be integrated with the flooring system.
3.4	Ceilings Design, supply and install all internal ceiling surfaces to be finished with a wipeable surface and to be suitably robust to mitigate impact and graffiti/malicious damage.
4	Fitting, Furniture and Equipment
4.1	Fixed and fitted furniture Allow to supply and fit: <ul style="list-style-type: none"> - 3nr stainless steel soap dispensers - 3nr toilet roll dispensers (WC's) and 1nr paper roll dispenser (baby change) - 3nr paper towel dispensers (WC's) - 3nr polished stainless steel mirrors (WC's - size in accessible WC to comply with statutory requirements, in other WC's, to be 600mm x 400mm minimum) - 1nr fold down horizontal baby changing bench (commercially rated for use in public facilities) <p>NB - if 'Wallgate' units include soap dispensing, then the separate dispensers will not be required</p>
4.2	Sanitaryware package The fit-out standard of the facility internally is required to be vandal resistant with suitably robust products specified externally to mitigate damage and graffiti risk/opportunities. The units should be hard wearing (stainless steel), be easily cleaned and have securely hidden services and hidden supply/waste pipes. <p>Design, supply and install the following, including all associated distribution and disposal pipework</p> <ul style="list-style-type: none"> - 2Nr back to wall WCs and cisterns with colour contrasting seat - 3Nr 'Wallgate' systems set into the dividing walls - 1Nr DocM Pack comprising WC and cistern (to same robust specification), grab rail set and mirrors (Accessible WC)
4.3	Signage Provide all statutory and wayfinding signage to doors (SAA) and within unit.
5	Services
5.1	Internal Lighting Design, supply and install flush mounted LED lighting scheme. All works in accordance with the CIBSE code for lighting 2009 and BS EN 12464-1. The LED lighting control gear shall come with a 5-year warranty. All control gear to be high frequency. The complete installation shall be fully commissioned to comply with BS7671:2008. Contractor to provide lighting coverage plots to demonstrate coverage of proposal achieving 150lux minimum throughout. System to include emergency lighting with standalone self-test. Fittings are to be of robust moisture-resistant design and the system is to use presence detectors throughout.

5.2	<p>External Lighting</p> <p>Design, supply and install an external artificial lighting scheme to the perimeter of the building to ensure safe access and egress of occupants with these systems shall be controlled via photocell and timeclock. Fittings shall be IP rated for external use with toughened glass or grilles surrounding the fitting to resist breakage.</p>
5.3	<p>Fire Alarm</p> <p>Provide a standalone fire detection and alarm system. Including panel, optical smoke detectors, manual call points, internal and external sounders, beacon and fire log book and fire action signage.</p>
5.4	<p>Intruder Alarm</p> <p>Provide a standalone fully serviced Grade 2x intruder alarm system to cover all areas of the proposed building. Item to include annual service regime for duration of contract. Works to include control panel keypad and proximity reader, external sounder, proximity tags, door contacts and dual technology detectors.</p>
5.5	<p>Containment</p> <p>Provide all containment trunking, cable trays and pipe trays as required to facilitate the installation of systems 5.1, 5.2, 5.3, 5.4, 5.6, 5.7, 5.8, 5.9 and 5.10.</p>
5.6	<p>Small Power</p> <p>Design, supply and install a small power distribution network. Provide 2Nr 13amp double power points to the Plant/Service Room. All to be surface mounted with conduit protecting supply cables. All works in accordance with the 17th edition of the IET Wiring Regulations.</p>
5.7	<p>Electrical Supply and Distribution</p> <p>Allow to provide the internal distribution and infrastructure to accept a new electricity connection with any associated cabling and supply distribution boards to be located in the Plant Room.</p>
5.8	<p>Space Heating</p> <p>Design, supply and install a comfort heating solution to the building. System should be designed to achieve 18-20 degrees. Include all necessary pipework, infrastructure and electrical supplies. Any heat emitting devices should be sited to prevent impact damage. Controls should be central with a time clock but with local tamper-proof thermostats to give a degree of limited local control and sensitivity.</p>
5.9	<p>Water Distribution</p> <p>Design, supply and install a water distribution system to suit the building layout including any infrastructure required for the new mains connection. Pipework should be concealed in accessible ducts to reduce accidental damage or vandalism. All pipework should be insulated to protect against frost damage and to reduce heat loss in hot water pipes. Any hot and cold-water storage should be located in insulated tanks. One service tap should be provided within the Plant Room.</p>

5.10	<p>Supply/Extract Ventilation</p> <p>Design, supply and install a supply/extract ventilation solution for the building to meet the requirements of Approved Document F.</p>
5.11	<p>Drainage Connections (SW/FW)</p> <p>Design, supply and install suitable outflow connections from the building for the collected WC/foul wastes and rainwater pipe outlet, suitable for connection to main drainage systems by others.</p>

3. Return Documentation

Tenderers are requested to submit the following documentation as part of their return:

- Design Option 1 – layout design including dimensions and a schedule of the proposed fixtures and finish items
- Design Option 2 – layout design including dimensions and a schedule of the proposed fixtures and finish items
- Price Template Option 1
- Price Template Option 2
- Assumptions and clarifications document to be read alongside design/quotation
- Copy of Professional Indemnity Insurance Certificate

Following document release, please submit an 'intention to tender' notification via email to tom.unwin@fgould.com to ensure you receive any updates during the tender period.

During the tender process, any queries are to be submitted via email to tom.unwin@fgould.com. Answers to those queries of a non-commercially confidential nature will be made available to all parties.

The submission return deadline is to be Friday 11th December 1700hrs. Documentation is to be submitted via email within a zip folder to the following address: tom.unwin@fgould.com and be marked 'Quotation for IPC WC Block.'

Quotations will be opened and reviewed after the submission deadline with tenderers contacted upon determination. Determination will be made following a comparative review of the cost, design and specification information that is submitted

SCHEDULE OF DOCUMENTS INCLUDED:

1. Employer's Requirements
2. Price Template Option 1
3. Price Template Option 2
4. Extracted Pages from Drainage Report
5. Site Plan