



Crowborough Town Council

Goldsmiths Recreation Ground – Public Toilets

Works Specification

The main elements of the works required will consist of the following:

- Provide a safe and practicable working environment.
- Provide a suitable means of waste removal from the site; and ensure all waste is correctly disposed of.
- Remove all fixtures, fittings, flooring from the building and dispose of.
- Remove all flooring, electrical and plumbing fixtures and dispose of.
- Install new flooring, electrical and plumbing fixtures.
- Install new toilets and fixtures as per the proposed plan.
- Replaster all walls and ceilings
- Redecorate all walls and ceilings.
- Install electrical works as per the drawings.
- Ensure site is left clean and in suitable state for use.

1. Site Clearance

The contractor shall collect and remove all contractor's rubbish and debris off site.

Materials arising are to be removed from site to an appropriately licensed tip that the contractor shall provide at his own expense for all extraneous matter arising from the execution of the works.

On completion of the works the site must be left clear and clean; no rubbish, debris or any other such items shall be left on site.

2. Site Preparation

The site will be protected from damage by the contractor.

Any damage caused by the contractor or its subcontractors must be repaired and returned to its original state.

An area will be allocated for the contractor to keep a waste container, welfare unit and equipment. Parking is available on site free of charge.

The kiosk café must remain open throughout works and their access to customers not be impeded. Any disconnection from power or water supply must be agreed in advance and work preferably carried outside of their opening hours.

3. Quote

The contract is for the complete removal and replacement including decoration of the existing toilet block marked in the plans.

The work must be quoted as specified below but with the allowance for contractors to obtain the materials from individual suppliers that can produce a similar product which is equal in quality and durability to that specified.

The work must be quoted with a maximum budget of £80,000.00 for all aspects of work.

4. Specification

The tenderer must provide a quote based on the drawings supplied and supply and installation of the following works:

Part	Works	Price £
Removal	6 x Toilets/ cisterns, 6 x sinks, 3 x urinals	
Removal	All waste pipework above ground level	
Removal	Female sink vanity unit, male sink vanity unit	
Removal	All cubical doors and side panelling	
Removal	All panelling concealing toilet cisterns and urinal pipework.	
Removal	All toilet roll dispensers, hand soap dispensers, sanitary furniture.	

Removal	All hot and cold pipework, including valves back to water meter in plant room.	
Removal	2 x electric water heaters, 2 x electric fan heaters, all lighting and extractor fans, including all cabling back to the consumer unit.	
Removal	Existing consumer units to be removed and cabling from the isolator switch/ meters to be retained for reinstallation.	
Removal	All existing vinyl flooring to be removed, existing floor drain covers to be removed, Pipework for floor drains to remain in place.	
Install	All pipework from the meter to its respective point of use. Dead legs not to be created. All pipework must be carried out and tested by a competent and qualified plumbing engineer.	
Install	New consumer unit in plant room. Sufficient power for all lighting, cleaners socket, extractor fans, air heaters and water heaters. Separate sub metered consumer unit for the power supply to the kiosk to be installed.	
Install	All cabling running from the new consumer unit to water heaters, air heaters, lighting, emergency lighting, extractor fans, pull cord alarm and cleaners socket. All wiring must be in accordance with legislation and carried out by a competent qualified electrician.	
Install	All holes must be suitably filled in the walls and ceiling. All walls and the ceilings must be skimmed with plaster to provide a smooth and level finish.	
Install	Polyflor Polysafe Hydro Evolve wet room safety vinyl to Female, Male, Disabled and plant room. Flooring to be in 'Colorado' colour. Flooring to extend up side of the walls by at least 100mm. All joints must be sealed. New drain covers installed where the flooring meets the existing floor drains.	
Install	All walls and ceilings must be painted with a mist coat in preparation for painting, along with two coats of Dulux washable white paint in 'pure brilliant white'	
Install	All lighting and emergency lighting as per the specification. Lighting to be PIR sensor for energy saving. Fire exit signs to be illuminated.	
Install	Extractor fans to be fitted into the ceiling and ducted to existing exterior ducting. Extractor fans to operate when lighting is on.	
Install	Above door heaters to be installed into female, male and disabled toilets.	
Install	New back panels to conceal the toilet cisterns, panelling to be HPL High pressure laminate. Frame surround to be in Polyray 'Blanc Menuires'. Access panels to be in Polyray 'Banian Blanchi'	
Install	New back panels to the urinals. Panelling to be HPL High pressure laminate. Frame surround to	

	be in Polyray 'Blanc Menuires'. Access panels to be in Polyray 'Banian Blanchi'	
Install	New Doors to the toilets. To be HPL High pressure laminate. surround to be in Polyray 'Blanc Menuires'. Doors to be in Polyray 'Banian Blanchi'	
Install	New vanity units in both male and female toilets. Vanity unit to have a white 25mm HPL High Pressure Laminate top, bull nosed exposed edges. Frame to be covered in Polyray 'Blanc Menuires'. Access panels to be in Polyray 'Banian Blanchi'	
Install	Sink as per specification	
Install	Toilets and cisterns as per specification	
Install	Urinals as per specification	
Install	All waste pipework from toilets and sinks to existing waste pipes at floor level. All pipework to be in accordance with required falls and seals.	
Install	Water electric heaters in vanity units.	
Install	Connect all new pipework to new fittings providing cold water supply to all toilets, and a hot and cold water supply to all sinks. All hot water supplies must be controlled via a TMV thermostatic valve.	
Install	Toilet roll holders as per the materials specification.	
Install	All disabled grab bars as per the specification, Call switch and call alarm.	
Install	Baby changing unit in disabled toilet.	
Install	Sand and repaint all external woodwork, including doors on building in a 'Dark Grey' satin exterior wood paint. Undercoat and two top coats required. Exact colour to be agreed.	
Install	7 x 1000mmx800mm mirrors above each sink unit	
Waste	All waste to be removed from site.	
Install	4 x outside LED fixtures to the underside of the roof overhang.	

Materials Specification:

Drawing Ref	Quantity	Part	Price £
WC1-5	5	Franke Campus Back to wall Stainless Steel toilet with black seat and lid. Ideal Standard Proslys 120mm Depth Mechanical Flush Toilet Cistern with Front Actuation S0767AA Chrome Armitage Shanks Oleas M2 Mechanical Dual Flushplate	
WC6 SS6 HB1-4 PD1	1	Armitage Shanks Contour 21+ Doc M Back-to-wall Toilet Pack with Rails in white.	
UR1-3	3	Pland Stainless Steel Krakow Urinal with Rear Inlet (Concealed) 9ltr Armitage Shanks Conceala Auto Urinal Cistern Infrared flush control system	

SS1-5	5	Franke Inset Stainless Steel Wash Hand Basin with Circular Bowl Rada T2 100 Timed Flow Pillar Tap (Hot and Cold)	
CB1-5	5	New Doors and plasters to the toilets. To be HPL High pressure laminate. plasters to be in Polyray 'Blanc Menuires'. Doors to be in Polyray 'Banian Blanchi'	
TR1-6	6	Bobrick 270mm Diameter Jumbo-Roll Toilet Tissue Dispenser	
BC1	1	ASI Horizontal Plastic Baby Changing Station	
CN1-2	2	Vanity unit to have a white 25mm HPL High Pressure Laminate top, bull nosed exposed edges. Frame to be covered in Polyray 'Blanc Menuires'. Access panels to be in Polyray 'Banian Blanchi'	
RL1-7	7	LEDlite 32w Galaxy 2 430mm Daylight	
ERL1-5	5	LEDlite 32w LED Galaxy 2 430mm Daylight c/w Emergency 3hr Backup Pack	
PC1	1	Disabled toilet Pull cord module, plus alarm sounder outside of toilet.	
FE1-3	3	Emergency Exit Fitting - IP65 Ultra Slim 3w LED - Maintained & Non Maintained.	
PIR1-5	5	Timeguard SLFM360N 360° Ceiling Occupancy PIR Flush Mounting	
SW1	1	British General one way single switch	
CSU1-2	2	To be determined by tenderer's electrician.	
WH1-2	2	Ariston under sink 2kw water heater 15ltr	
TMV1-2	2	Must be suitable for regulating three sinks hot taps.	
EXT1-3	3	3 vent covers, 1 in line extractor fan, piping to join.	
HTR1-3	3	2kw over door heater with thermostat and wired to a timer switch.	
Unlisted	3	Biodrier Executive High Speed Hands In Dryer	
Unlisted	4	Door signage indicating male/ female/ disabled and Private.	

5. Timescale of Works

The contractor will need to make suitable arrangements with the Crowborough Town Council as to commencement of the works.

6. Safety

The contractor must provide a method statement and full risk assessment of the works before any contract is accepted. The contractor must ensure that it protects its employees, any council staff, and any members of the public visiting the site.

The contractor must always use appropriate PPE in accordance with regulations.

No item is to be left that could result in a slip, trip, or fall to any person. All equipment used must conform to PUWERS 1998 regulations.

The contractor must provide a safe and suitable work area. All work must be carried out in such a way as to ensure that no employees, council staff or any members of the public visiting the site are exposed to any risk of falling objects. Also, that no escape routes are blocked, or access limited in any way.