

CHOBHAM PARISH COUNCIL

As Trustee of Chobham Recreation Ground Charitable Trust

Tender details for construction of a single accessible outdoor toilet at Chobham Recreation Ground

1. TENDER CLOSING DATE

Tuesday, 5th February 2021, 1pm

All tenders should be returned by hand or post in a sealed envelope.

Please mark the envelope clearly **Toilet tender 2021**

Emails will not be accepted.

2. TO BE INCLUDED WITH TENDER

- Details of completed projects
- At least two references for contracts that you hold or have undertaken.
- A copy of your current Public Liability insurance.
- An indication of your availability to start this project from March 2021 onwards

3. GENERAL REQUIREMENTS

The contractor must:

- Take all necessary measures to comply with the requirements of the Health and Safety Act 1974 and any other acts, orders, regulations and codes of practice relating to health and safety which may apply.
- Remove arisings from site as specified.

4. AWARD CRITERIA AND SCORING

The following weightings and range of scores will be applied.

- Price— lowest to highest starting with 5 for lowest prices. Maximum 50% of score
Scoring between 0 and 5 - Prices may be ranged.
- Experience and recommendations – maximum 40% of score
Scoring between 0 and 4 – based on details of other work and references.
- Local contractors – maximum 10% of score
Scoring between 0 and 1 point
Contractors within 10 miles of Chobham score 1, contractors within 25 miles 0.5, outside this area scores 0

Half point scores may be used where appropriate, ie 0.5, 1.5, 2.5 etc

5. SCHEDULE OF PAYMENTS

Chobham Parish Council pays for completed work. A schedule of payments for completed stages of this project will be agreed with the successful contractor.

CONTACT DETAILS – please return tenders by post or hand to this address
Chobham Parish Council Office, Parish Pavilion,
Recreation Ground, Station Road, Chobham GU24 8AJ

Jennifer Britt, Administrator
01276 856633 | 07388 726946
admin@chobhamparishcouncil.org
www.chobhamparishcouncil.org

General

As well as compliance with building regulations, it is imperative to make this public facility as **vandal-resistant** as possible, so robustness of fittings and their installation should be taken into account in every aspect of the build.

Where specific products are listed, these are for guidance and contractors are invited to propose alternatives.

Details

STRUCTURE

1. Site Preparation: Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.	
2. Foundations: 600mm wide trench foundations. Concrete mix to BS EN 206-1 and BS 8500 -2. All foundations to be min. 1000mm below ground level or to the approval of BCO to suit site conditions. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundation supporting internal walls to be min. 600mm below ground level.	
3. Floor Slab: To achieve U value of 0.22 W/m²K Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM, DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm Kingspan Kooltherm K3. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed, provide 150mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement smooth finishing screed.	

<p>4. DPC:</p> <p>Horizontal strip polymer (hyload) DPC to both internal and external skins min. 150mm above ground level.</p>	
<p>5. Walls Below Ground:</p> <p>All new walls to be Class A blockwork below ground level in 1:4 masonry cement or equal approved.</p> <p>Cavities below ground level to be filled with lean mix min. 225mm below DPC.</p>	
<p>6. New Cavity Walls:</p> <p>To achieve minimum U Value of 0.28W/m²K</p> <p>New cavity wall to comprise of 105mm facing brick to match existing. Full fill the cavity with 85mm Dritherm32 cavity insulation as manufacturer's details. Inner leaf to be 100mm lightweight block, K value 0.16, (Aircrete, Celcon solar, Topblock toplite standard). Internal finish to be 13mm plaster. Walls to be built with 1:1:6 cement mortar.</p>	
<p>7. Wall Openings:</p> <p>Provide cavity trays over openings. All cavities to be closed at eaves and around openings using Cavalok, Thermabate or similar approved non-combustible insulated cavity closers. Provide vertical DPCs around openings and abutments. All cavity trays must have 150mm upstands and suitable cavity weep holes at max. 900 centres.</p>	

ROOF

8. Pitched Roof:

To achieve **U value of 0.16 W/m²K**

Interlocking oncrete pantiles to match existing building on 25 x 38mm tanalised sw treated battens on *breathable* sarking felt supported on 47 x 100mm grade C24 rafters at max 400mm centres. Rafters supported on 100 x 50mm sw wall plates. Insulation at ceiling level to be 170mm Rockwool insulation laid between ceiling joists with a further 100mm layer over joists (cross direction).

Construct ceiling using 47 x 150 C24 tanalised joists at 400mm centres, finished internally with 12.5mm plasterboard and min 3mm thistle multi-finish plaster. Provide polythene vapour barrier between insulation and plasterboard.

Restraint strapping - 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m.

INTERNAL WORK

9. Electrical:

All electrical work to be in accordance with current IEEE regulations and Approved Document P (April 2006), to be tested and certified by a Part P registered electrician.

All electrical work to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion Building Control Surveyor should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a suitably competent person.

Internal Lighting:

3 No. GU10 recessed ceiling downlights (5W LED) controlled by ceiling flush-mounted PIR occupancy switch (e.g. Product code: CEFL PIR SEALED by DANLERS Limited

DANLERS Business Centre, Vincients Road, Chippenham, Wiltshire SN14 6NQ

Telephone: 01249 443377 Email: sales@danlers.co.uk

(or similar approved)

<p>External Lighting:</p> <p>IP44 Black Dusk Till Dawn Sensor Bulkhead Wall Light</p> <p>IP44 Ingress Protection Rating</p> <p>Wholesale LED Lights - Unit 1A, 20 Devonshire Road, Leicester LE4 0BF</p> <p>Telephone 0116 321 4120</p> <p>www.wholesaleledlights.co.uk</p> <p>(or similar approved)</p> <p>Heating:</p> <p>Dimplex model ECOT3FT thermostatic tubular heater at low level encased in tamper-proof enclosure to later detail.</p>	
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GLAZING AND VENTILATION

<p>10. New Window:</p> <p>To achieve U-value 0.16 W/m²K</p> <p>Window to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better.</p> <p>Opening light to be draught sealed and fitted with multi-point security locking system.</p>	
<p>11. Background and Purge Ventilation:</p> <p>Background Ventilation - Controllable background ventilation via trickle vents to BS EN 13141-3 within window frame at a rate of 5000mm²</p> <p>Purge Ventilation - New window to have openable area in excess of 1/20th of the floor area if the window opens more than 30°, or 1/10th of the floor area if the window opens less than 30°.</p>	

DRAINAGE

<p>12. Rainwater Drainage:</p> <p>New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.</p> <p>Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia. UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill and with geo-textile surround to prevent migration of fines. If necessary, carry out a porosity test to determine design and depth of soakaway. Soakaways shall be designed in accordance with BRE Digest 365.</p>	
<p>13. Underground Foul Drainage:</p> <p>Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:60 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.</p>	
<p>14. Inspection Chambers:</p> <p>Underground quality proprietary uPVC 450mm dia. Inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs.</p>	
<p>15. Soil Vent Pipe:</p> <p>SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.</p>	
<p>16. Above Ground Drainage:</p> <p>All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.</p>	

<p>Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)</p> <p>Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe</p> <p>W/c - 6m for 100mm pipe for single WC</p> <p>All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.</p> <p>Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.</p> <p>Waste pipes not to connect on to SVP within 200mm of the WC connection.</p>	
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DECORATION

<p>Specific products provided for guidance. Contractors are invited to propose alternatives to the specifications listed below. The imperative is that finishes shall be as robust as possible, preferably with “anti-graffiti” designation.</p> <p>17. Internal Walls:</p> <p>Johnstones “anti-graffiti finish” (2 pack) colour 12 B 21 “Moss Green” (£245.95 per 5 litres)</p> <p>18. Internal Ceiling:</p> <p>Johnstones Soft Sheen Vinyl Emulsion colour “Brilliant White” (£23.95 per 5 litres)</p> <p>19. Internal Floor:</p> <p>Johnstones Flortred (Standard Floor Paint) colour 00 A 05 "Princess Grey" (£25.49 per 2.5 litres)</p> <p>21. Interior Door, Frame and Skirting:</p> <p>Johnstones Acrylic Satin (Water Based) colour 12 B 17 “Silver Ash” (£30.49 per 1 litre)</p> <p>21.Exterior Door Frame:</p> <p>Johnstones Acrylic Satin (Water Based) colour 14 E 51 “Venetian Green” (£30.49 per 1 litre)</p> <p>22. Exterior Door:</p> <p>Wickes Ultra Durable Exterior Varnish applied in accordance with manufacturer's specification.</p>	
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IRONMONGERY

<p>23. Exterior Door: 1 ½ pairs 100mm stainless steel butt hinges. Note: Section 5.4 para. e of the Building Regulations (Part M) states: <i>WC compartment doors, and doors to wheelchair-accessible unisex toilets, changing rooms or shower rooms have an emergency release mechanism so that they are capable of being opened outwards, from the outside, in case of emergency.</i> Silver finish Facility Indicator Lock: https://www.disabledtoilets.co.uk/acatalog/Indicator Bolt.html Or similar approved fitting. 5 Lever mortice deadlock: https://www.screwfix.com/p/smith-locke-satin-stainless-steel-bs-5-lever-mortice-deadlock-65mm-case-45mm-backset/1047g Or similar approved fitting.</p>	
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SANITARY FITTINGS

<p>24. General: Sanitary fittings installed to comply with Building Regulations Approved Document M “Sanitary fittings in buildings other than dwellings”. Due to unsupervised use of these facilities, sanitary fittings and their installation are to be as robust as possible to withstand vandalism. All fittings shall be designated by the manufacturers as “vandal resistant” and shall be installed in accordance with the manufacturers’ specification and recommendations. Alternatives to the items specified below will be considered and selected on their merits.</p>	
<p>25. WC and Wash Basin: Stainless steel with grab rails. Disabled Use Stainless Steel WC Suite DWCS-R-BP £679 + VAT Large Handwash Basin 500x400mm LWB01A £172 + VAT Tel: 0345 202 4535 www.gentworks.co.uk support@gentworks.co.uk</p>	

<p>Polished Stainless Steel Grab Rail Kit Close Coupled Ref: CCDMT-0/SSP £174.99 + VAT 1763 81 www.disabledtoilets.co.uk</p>	
<p>26. Splashback: 5mm frosted acrylic splashback to basin: 600mm wide x 45mm high, drilled, plugged and screwed to wall with 1 ½ “ mirror screws with domed caps. https://www.custom-splashbacks.co.uk/black-and-white-acrylic-splashbacks/frosted-acrylic-splashback/</p>	