



10 Melrose Road, West Mersea, Colchester, Essex CO5 8JD
www.westmersea.org info@westmersea.org Telephone: 01206 382128

GENERAL SPECIFICATION NOTES

General overview of required specification and supporting services to design, build and install a high quality modular Changing Places facility:

West Mersea Town Council strive to provide accessible sites so all residents can enjoy them. We have successfully been awarded funding to install a Changing Places facility at Victoria Esplanade Car Park to enable all families to enjoy the local surroundings.

The contract will include the building of a CP toilet facility which is compliant with the following two documents which outline the standards necessary, and will be registerable under the Changing Places scheme on the national website:

- BS8300, and
- Changing Places: A Practical Guide. (This document can be found on the Changing Places website <https://www.changing-places.org/>)

Following initial investigations, a purpose-built modular unit housing the Changing Places would be most appropriate on a level location adjacent to the existing hut located at entrance to Victoria Esplanade Car Park. Please see location plan [APPENDIX 1 – Victoria Esplanade Car Park CO5 8BH].

Water services, drainage and electricity will need to be connected into the existing services within hut located at entrance to Victoria Esplanade Car Park. Local foul adjacent to existing hut. Please refer to [APPENDIX 2 – Utilities image] for further details.

Section One: Requirement

The supply, installation, registration and guarantee of a modular Changing Places (CP) facility.

Please find below the required specification:

Please note: At this stage, it is unclear if the current hut on site is to remain. Please provide two quotes, one for all works required to install CP facility adjacent to the hut, and a second one to carry out all works, including demolition of the hut and installing the CP facility in its place.

Groundworks

- The location identified for the CP facility is detailed on [APPENDIX 1 – Victoria Esplanade Car Park CO5 8BH]
- Dig-out and removal of all spoil via skips or grab wagons
- Installation of concrete pad foundation system that is fully compliant with building regs and enables level access to the CP facility
- The surface will need to be suitably levelled with additional aggregate, as required
- The area will need to be appropriately fenced off with herras fencing with appropriate signage
- If required, demolition of existing hut, including all related works such as asbestos check.

Note: Suitable space will be available next to the works site for herras fenced works compound for appropriate works office, toilet, temporary storage unit and facilities under the CDM regulations. The works compound will be suitable for the storage of materials and plant should this be required. Exact size and location required to be agreed on-site prior to start.

Services & Connections

- Installation of new electrical cable, connecting from existing supply within existing hut to CP facility (underground, via ducting)
- Install new 16mm steel wire armoured 3 core supply to CP facility with minimum 25Kw power supply
- Commission, testing of all electrical equipment and provision of all Part L documentation
- Connect water supply from existing incoming main to the hut
- Connect into foul and surface water drainage of existing hut. All pipework to be installed below ground in full compliance with building regs

Modular CP Facility

- A water-tight modular unit that is fit for purpose as a CP facility, utilising materials that are sympathetic and in keeping with its surroundings
- UPVC fascias, soffits and rainwater goods with drainage into soakaway
- Roof joists with suitable capacity to carry the person within the hoist up to 130kg
- External steel door with low threshold and minimum clearing of 1m wide and 2m high, featuring radar lock and over dead lock
- Minimum internal space of 12m² with a minimum internal floor to ceiling height of 2.4m
- Ground level access with level threshold (preferable to ramped access)
- Horizontally clad in fire-rated concrete composite cladding
- External, vandal resistant PIR light to be fitted to front elevation
- Heavy-duty commercial flooring with coving
- High impact wall panelling to all four internal walls
- Feature graphics (design TBC) applied full height/width to one internal wall
- Electric heating system or similar
- LED downlights in ceiling with PIR system
- External Changing Places signage

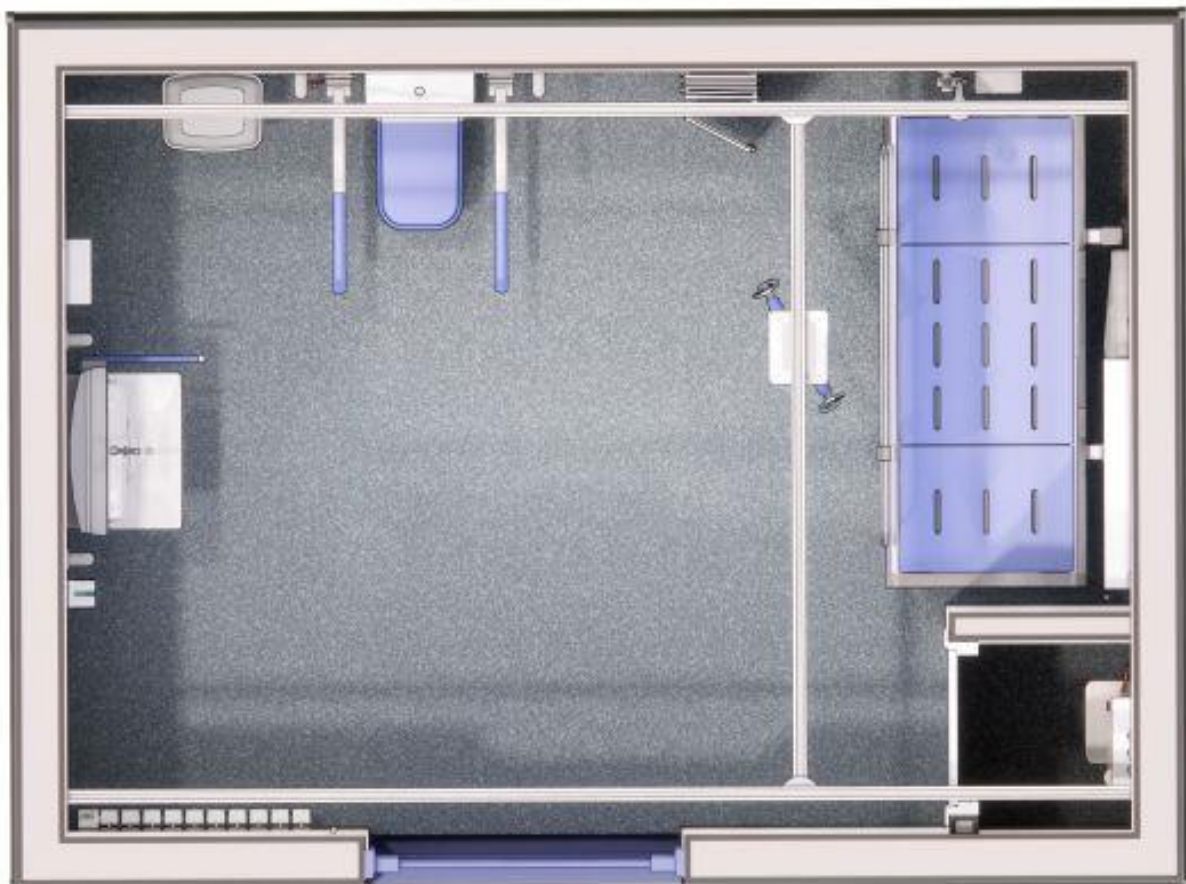
Note: Build method must enable facility to be disconnected and lifted out of position and relocated at a later date, if required. Costings for lift-out, decommissioning etc. do NOT need including.

Internal Equipment

Please supply and fit the following equipment within the modular CP facility:

- Full length mirror
- Colostomy shelf
- Vertical grab rail
- 590mm folding grab rail
- Standard height pan with flush lever
- Panic alarm cord and reset button, connected to outside alarm siren and warning light
- Large hygiene roll
- Shower unit
- Electric height adjustable bench (minimum 1.9m long)
- Ceiling track hoist system (Guildman GH3 or similar)
- Vertical grab rail
- Height adjustable basin with mixer tap
- Soap dispenser
- Waste bin
- Paper towel dispenser

Please refer to image below for example layout of specialist equipment:



Required Timescales

- All buildings works to be completed before Friday 18th March 2022
- Registration with Changing Places Consortium, guarantees and documentation (including building regs completion certificate) required by Thursday 31st March 2022

Health & Safety/Insurance

- All works subject to Health & Safety at Work Act, CDM regulations and all other appropriate regulations. RAMS will be required and approved in advance of any works being completed. Companies must provide proof of Employer's Liability Insurance with a minimum of £2 million cover, Public Liability Insurance with a minimum of £2 million cover, and Professional Indemnity Insurance with a minimum of £1 million cover

Guarantees & Aftercare

- All works and parts to be guaranteed for a minimum of 12 months
- 10-year structural guarantee for modular CP facility
- 5-year maintenance plan for all specialist equipment, including LOLER testing at six month intervals
- Specialist equipment training for council employees

Additional Services

In addition to building the modular facility and completing all required groundworks, the successful bidder will also organise the following services/information as part of their turnkey solution:

- Architects and structural engineers' drawings, details, and calculations for the modular facility and supporting groundworks
- Delivery and contract lift of modular CP facility
- Provision of building regs completion certificate
- Specialist Changing Places training delivered upon completion
- Registration of CP facility with Changing Places Consortium

QUALITY QUESTIONS

Quality Question 01 – Project Team & Experience

Please list your company's experience in building construction work with at least two specific examples. Of your examples, please state the following:

- a) Who managed and carried out construction works? Was it managed “in-house” or subcontracted?*
- b) Who produced the construction details and working drawings? You or a subcontractor?*

Quality Question 02 – Technical

- a) Please describe the construction style/structure of your proposed building*
- b) How and where would the building be assembled (and what works would be done on site)?*

Quality Question 03 – Future Proofing

If the Council decided in a few years to relocate the unit what work would this entail?

Quality Question 04 – Training

- a) What training will you provide for Estates & Facilities staff who will maintain the building?*
- b) What training will you recommend after project completion for general council employees?*
- c) What training do you recommend to increase awareness of disability and the needs of people using this facility?*

Appendix 1



Appendix 2

