

Construction Specification
in Relation to
The renovation of the Public Toilets
Kerry, Newtown
Issue 1.0 – September 2021

Preliminaries

Scope of the Contract

Construction of a new disabled unit as an extension to the existing toilet building, and renovation of the existing facilities.

The project will comprise 2 discrete phases:

Phase 1 – the construction in full of the new disabled unit and essential works to the existing building

Phase 2 – the renovation of the internals of the existing building

Materials & Workmanship

Materials

The Contractor must supply, or sub-contract for, all the materials required to satisfactorily complete the Contract, whether or not such materials are shown on the drawings, or listed in the Specification

All materials are to be of the best quality of their respective kinds and are to conform to the appropriate British Standards

Take all necessary precautions to prevent damage to the materials from the excesses of the weather.

Any sub-standard material is to be replaced at the Contractors own expense.

Plant & Equipment

The Contractors are to provide all necessary scaffolding, hoists, moulds, profiles and all other plant, apparatus, equipment and tools required for the proper expedition and completion of the Contract.

Labour

The Contractor must supply, or sub-contract for, all labour required to satisfactorily complete the Contract.

All operatives are to be appropriately qualified, skilled and experienced.

Where possible, all operatives are to be based locally (within 20 miles) to the region around Kerry, Newtown.

Workmanship

Before starting each new section of the works, ensure that the previous, related works are appropriately complete; and that all necessary preliminary work has been done.

The Contractor will be responsible for ensuring that no work is carried out until any required Building Control inspection is completed and signed off for prior work.

Take all necessary precautions to prevent damage to the works from the excesses of the weather.

All works are to be carried out to the appropriate Codes of Practice and Site Safety.

The Contractor will be responsible for removing all materials, equipment and spoilage at the end of the project and ensure that the site is left clear. It is the Contractors responsibility for ensuring that all waste is disposed of appropriately.

Prevailing Contract

This Contract will operate under the terms and conditions set out within a formal contract agreed between the Contractor and Kerry Community Council. As guidance, this contract could be based upon the default Federation of Master Builders contract for domestic works up to £50,000.

Site Conditions and Security

It should be noted that the area surrounding the Public Toilets is a public area that cannot be fenced off. The Contractor may, however, be able to site a secure lock-up unit in the proximity to the site in order to store materials and equipment during the course of the Contract.

Communications

The Contractor will liaise at all times with the appointed Project Manager from Kerry Community Council. Details of contact methods will be confirmed at the time of project start.

Associated Drawings

The Drawings that will apply to this contract are entitled 'Side Extension to Kerry Public Conveniences, Kerry, Powys' . Reference V093.3b.1.110-113a, prepared by Hughes Architects.

All specifications that are stated on these drawings will apply to this Contract.

Kerry Public Toilet Refurbishment

Scope of work, including sequence of build.

This specification augments the technical details specified on the Drawings. They highlight the level of fit and finish of the required materials to be used, as well as the sequence of works that the project should adhere to.

In all cases, where there is any discrepancy or mismatch between these requirements and those that are contained on the Drawings, the Contractor should obtain final guidance from the KCC Project Manager.

Part 1 – Construction of the Disabled Toilet Unit and Essential Works to the Existing Building

The objective of this Part of the Project is to build out the disabled toilet module completely, and resolve all external aspects of the original building including external doors, landscaping and asbestos cladding.

Stage 1 – Identify any issues with underground cables

Preliminary stage to identify any issues associated with Scottish Power cabling that lead to the pole to the right hand rear corner of the front elevation. These are likely to be originating from the Village Hall opposite the toilet block.

Under supervision from the Project Manager, carefully dig out over the area where the new disabled toilet module will be to reveal any cables that might be impacted.

Resolution action will be dependant upon what is found. Responsibility for subsequent mitigation action will be as directed by Scottish Power.

Please provide a PC Sum estimate for jointing and moving cables away from the area, so that they skirt the new toilet unit, and making good, if this is permitted by Scottish Power.

Stage 2 – Revise entrance to the male toilet and form new storage room

The purpose of this stage is to create a new entrance to the male toilets, situated on the front elevation at the left hand side to partly coincide with the left hand window that currently exists. This will allow the previous entrance to be closed off with blockwork.

Inspect and make any changes necessary to the electrical fuse board to facilitate changes that are being made throughout this Project.

Cut new open doorway in the front wall of the block, and dress the edges and curb to make good.

Install an external door allowing access to the main male toilet area. This door will open inwards, i.e. be pushed on entry to the male toilet (pulled on exiting the toilets).

Door Specification: All external doors, including furniture and closure mechanisms will have an expected lifetime of at least 30 years. Construction material is likely to be either steel or GRP. They will be solid in appearance, and dark blue or green in colour, with brushed chrome handles. All external doors will be lockable (by caretaker). They will have soft closing mechanisms to enhance heat insulation.

Install new, white UPVC double glazed window to the right hand side of the doorway, (from front elevation) to join up to the new doorway. Window specification to match the specification defined for the disabled unit on the Drawings.

Once the new doorway is created, block up the previous open doorway to the male toilets at the rear of the building, using materials that are as similar as possible to the existing brickwork. (The rear will not normally be visible to the public, so the final appearance is not of vital importance as long as it is secure and weathertight).

This will now form a storage cupboard for the caretaker. It is also to be the location of an electric hot water unit fixed to the wall to the rear of the new storage cupboard. Hot water unit will be capable of fully supplying water to three taps at any one time, and will have safety controls on the maximum temperature to avoid any risk of scalding.

Install and commission the heater and set up connection plumbing (both cold water supply to the heater, and hot water supply from the heater), along the rear of the complete building ready to be connected through to the disabled toilet module.

Additionally install a basic quality Belfast sink unit, with hot and cold taps, directly below the water heater for use by the caretaker. Drainage from this sink unit will run along the rear wall connecting to the drainage points from the sinks in the Male toilet unit.

Install an external door to the Female main toilet block, matching exactly that used for the Male toilets, and opening in the same way. See door specification above.

Remove the existing internal door within the female toilets, and tidy up the frame.

Stage 3 – Build the new disabled toilet facility.

Once this work is complete, both male and female toilet areas will remain operational.

Build out to completion the new disabled toilet facility as a separate module to the right of the building. All technical and building regulations details of foundations, dimensions, drainage connections, roofing and materials are to be fully in accordance with the Drawings.

External walls will be painted in an off-white/buff colour to blend with the existing building.

Install and commission all electrical, water services and foul drains for this new facility. This is to include leading hot and cold water plumbing, as well as electrics through from the main building into this new module.

Internal walls will be clad entirely with washable PVC panels to a high specification of life expectancy, and in a colour that will be agreed.

Internal ceiling will be clad with washable PVC panels to a similar level of quality as the walls, in white

Internal flooring will be constructed in non-slip, heavy duty material as used in modern changing room facilities to provide a washable, watertight layer.

External door to the disabled unit will be generally in accordance with the specification for external doors (see above), and will have a matching appearance. There will be additional hand grab facilities appropriate for wheelchair based users on both sides of the door. The door will be lockable from the inside, with locking mechanism suitable for disabled use. It will indicate externally when the toilet is in use.

Internal facilities will include the disabled toilet with hand rails, washbasin and hand-drying unit, soap and hand sanitiser dispenser, and a strong, washable baby changing unit with drop-down changing table. The room will be heated by an electric heater unit with settable thermostat, and lit with motion sensitive LED spot lighting inset to the ceiling. Ventilation unit will be motion sensitive with adjustable run-on. Install a fixed waste disposal bin close to the baby changing mat.

Sanitaryware Specification: All new and replacement sanitaryware that is installed in both the new disabled unit and existing buildings will be of a 'sensibly high quality', branded level. e.g. Ideal Standard, Roca and similar. Sinks will be wall mounted, with the ability (if possible) to box in water and drainage routes. Toilets will have a neutral modern design, and have non-touch sensitive flushing facilities. Toilet cisterns will, if possible, be housed behind cladding which has access for maintenance operations. Toilet paper dispensers will be lockable. Taps will comprise a single mixer tap combining hot and cold supplies, and be of a neutral design and high resilience.

There will be an exterior light on the gable end of the new module. Re-site the existing lighting sensor to the gable end of this new module. Remove the exterior lights from the redundant passageway.

Stage 4 – External landscaping and asbestos mitigation.

This stage will sort out all external aspects of the project, including the removal or cladding of asbestos soffits, and repairs to the existing gable end barge boards.

There will be revisions to the frontage of the building with paving leading to both the male, female and disabled doorways, all in accordance with the Drawings. Access to the paving will be via a dropped kerb at the centre point of the main front elevation. Wheelchair users will access from here and turn right.

The landscape to the far right of the building down to Common Road will be reconfigured with the existing steps up leading to pathway remaining in place as considered appropriate nearer the time.

The passageway to the rear of the building will be gated off so as to be inaccessible to the public, but accessible for hedge cutting. It should be possible to re-use one of the barriers that are currently in place on the existing building doorways, however a latch post for that gate will need to be constructed.

The existing asbestos soffit boards on the main building will be either removed and replaced, or clad. Please provide prices for both options.

The cover strips to the gable end roof tiles will also be replaced and the roof tiles repaired to make good.

The existing barge boards will be replaced with new. All cladding and new barge boards installed will be of black or dark brown uPVC material

Part 2 - Renovation of the internals of existing male and female toilets.

Once the disabled facility is fully completed, this can be used temporarily while the existing toilets are being revamped. ***This will be done one side at a time, keeping the facility as open as possible at all times.***

A full renovation will comprise making the following changes to the existing building. Note that throughout this specification, the location of electrical devices (ventilation, dryers, heaters etc) has been retained as much as possible based on their prior location so as to minimise electrical re-routing.

For each side of the toilet block (male/female), strip out the internal building, removing the existing cubicles, all items of sanitaryware, handdryers, heaters, vents etc.

Replace the existing door to the meter cupboard with a new, lockable, vandal-proof door.

Take down the existing ceiling boards and replace with PVC cladding, of the same type as used in the new disabled module. Install the LED ceiling lights.

Take up the existing quarry tile flooring, prepare the floor, and relay with the same non-slip, washable watertight flooring material as used in the new disabled unit. Ensure that drain outlets are covered to enhance sanitation, whilst enabling maintenance.

Prepare internal walls ready for re-cladding to a height just below the existing windows. Prepare the walls above this level for re-skimming/re-painting with a suitable washable and resilient material.

Replace all existing windows in situ, with uPVC double glazing units as per the specification defined for the new disabled unit on the Drawings.

Install cladding of the same design and specification as used in the new disabled unit to all of the internal walls, up to just below the level of the windows. Form the join between the new cladding and the floor in a way that ensures a watertight seal that can be easily cleaned.

Remake all cubicles using a modern, high quality metal framework construction and decorative panels, to a high standard of strength and vandalism resistance. The doors to these cubicles will have high quality hinges and locking mechanisms. It is important that the cubicles are designed for an expected 20 year life of heavy use at minimum.

Install and commission all required plumbing and electrics to the same make and standard as used for the new disabled unit, to include:

- Seated toilets with cisterns enclosed if possible

- Lockable toilet paper dispensers
- Urinals (male) with overhead cistern, enclosed if possible
- Wall mounted washbasins with taps, at full and child heights.
- Hand dryer, soap and sanitiser units
- Electric heater units
- Motion sensitive LED lighting
- Motion sensitive ventilation fans with run-on

Re-skim / re-paint the walls above the cladding.

Install loft insulation.

Install bat box to the specification on the Drawings, on one of the gable ends to the existing building, as confirmed with Powys Council after clarification about external lighting implications.