

Schedule of Work

Henblas Street Public Toilets

Stripping Out - remove the following,including carting away,blanking off services and wastes and temporary sealing drains.

- Toilets
- a. Remove and make safe electrics,power sockets,spurs lights and switch.
 - b. Remove floor quarry tiles
 - c. Remove quarry tile and timber skirting
 - d. Disabled toilet structure
 - e. Disabled wc/cistern and basin
 - f. Toilet cubicle structure x 4 no
 - g. Wc pans and cisterns x 4no
 - h. High level boxing out above toilets
 - i. Wash hand basins x 3no,soap/towel dispensers, hand dryers
 - j. Mirrors and tiled splashbacks
 - k.Timber glazed screen between toilets and supervisor Supervisors room:
 - l. Remove sink and base unit and worktop
 - m. Remove stud wall/store structure
 - n. Remove shelves
 - o. Remove vinyl floor tiles
 - p. Remove and make safe electrics power sockets,spurs, light fitting/switch
 - q. Relocate existing cleaners sink/taps
 - r. Relocate existing hw cylinder,flue and gas supply/cut off valve

EXTERNAL FACADE REFURBISHMENT

Allow the following:
Remove all vegetable matter from the elevation and roof parapet-full length of elevation from corner of Henblas Street along Bank Street

Bulls eye windows x 3 no-allow for full preparation and decoration of metal frames inside and out.Reglaze to match original pattern.Replace pull cords and over haul opening mechanism.

Timber windows x 2no -allow for full preparation and decoration of frames inside and out.Reglaze to match original pattern.

Remove metal bracket.

Cloakroom sign over door-allow for replacing leaded light and glazing to match original style.Allow for replacing original lettering.

Remove existing external shutter,frame and housing.Make good reveals and head where disturbed.Retain timber head and decorate fully.

Remove toilet signs as directed -3no disabled,female,toilets.
Supply and fit new signage-allow pc sum of £200

Brickwork-allow for carefully raking out joints and repointing as directed-allow for 15 msq.

Lamp post-prepare and decorate fully-black satin gloss.

Existing cables and wiring-tidy up and clip back to full elevation.

Allow for suitable scaffold.

New external door,side screen and frame-supply and fit external quality timber door to match existing style.Refer to drawing.

External Access: supply and fit 1no Toilet access coin operated door lock supplied by Prefect Equipment tel 0845 880 .Control fitted to fixed leaf of door.

INTERNAL REFURBISHMENT

Proposed Work -

Sanitary Fittings-Drainage-Allow for blanking off existing redundant drains with concrete plug and stalked lime.

Allow for neatly excavating through existing solid floor to provide trench for new drains as indicated on drawing.Carry out CAT scan prior to excavating.Allow for trench to fall 1:60 size 300 x 500 deep.Lay 100 mm plastic drain pipe,laid and jointed as manufactures instructions,with low back p trap on run.Back fill with pea gravel and min 100 concrete cover.
Test drain prior to backfilling.
Allow pc sum of £5,000 for extending drainage into adjacent building and construction of 2no new manholes and providing new 20 m length of 100 mm foul drain connected to existing foul drain run.
Make good floor and wall where disturbed and backfill on completion and cover with min 100 mm concrete.Covers/frames to be double seal recessed screwed down.

Floor - remove existing quarry tiles and vinyl tiles and skirting and make good wall where disturbed.Prepare base and apply 2 coats RIW dpm solution to full area.Cover with thick bed quarry tile adhesive to receive 150 x 150 clay quarry tiles laid and jointed as manufactures instructions.
Tiles to be pointed with sand/cement grout.
Colours allow for 50 % red and 50 % staffordshire blue laid chequered pattern.
Bulnose skirting tiles in red.

During the floor laying operation the areas being treated should be accessible to no-one but the floor layers and should not be subjected to traffic until the bedding has stiffened and sufficient bond has developed between the bedding and the tile. The floor should be kept clean and free from cement and plaster droppings.

As a general guide the following fixing should be followed;

A joint width of between 6 & 10 mm

A bedding layer to be approximately 6mm for cement based adhesives

A separating layer may be used to isolate the slips or paving tiles and their bedding from the base, preventing stresses in the base affecting the floor finish. This method is not recommended for exterior applications.

Bedding directly to the base can be used where the base is completely matured and where there is no risk of further shrinkage movement or where a damp-proof membrane is incorporated between the concrete base and screed. This method is suitable for external applications.

Care should be taken to incorporate appropriate falls and movement/expansion joints within the design of structure.

Quarry tiles should only be laid on a rigid bed with no voids underneath so the load applied to them is transferred through to the base.

Grouting

Grouting of Quarry tiles laid with wet cement-sand mortars or adhesives should not be carried out for 12 hours after laying the quarry tiles. Where a semi-dry mix method is used, tiles should be grouted within 4 hours of laying to ensure a full bond between the grout and the bedding.

Tiles should be cleaned as work proceeds.

Obtainable from Kettle Bricks or equal approved 01384 78361

Timber Boarded Ceiling - fully prepare and rub down timber boarding to receive patch primer undercoat and anti condensation paint finish-white.

Steel Trusses and support rods/ties-fully prepare and rub down steelwork to receive metal primer,undercoat and anti condensation metal paint-red.

Glazing bars-fully prepare and rub down to receive primer,undercoat and anti condensation paint finish.

Roof Glazing-replace any cracked sections.Wash down retained sections.

Walls - remove mirrors,tiled splashback and soap dispensers.Remove screws,redundant cables etc

Existing retained walls -remove redundant fixings etc and fill,rub down and fully prepare to receive 2 coats acrylic eggshell paint-magnolia.

Wall tiles-from skirting to 1800 mm-see plan for location.

Fully prepare to receive new wall tiles-Johnson Tiles Prismatic range -Victoria Cream gloss 200 x 200 x 6.5 mm with Victorian Green dado tile, fixed and grouted with anti fungicidal adhesive,as manufactures instructions with expansion joints.

Decoration:

Doors: Staff ,Male,Female Toilet,Disabled,joinery , boxing out,downpipes, metalwork - fully prepare,remove all loose material and rub down.Prime/patch prime and apply one full coat undercoat and one full coat gloss.

New Walls: all approx 3.4 m high

Female//male divider,disabled toilet,staff room,wall to rear of toilets.Include for boxing out flush recesses behind Female basins and in Disabled wc

Construct new sw stud partition walls as indicated on drawing.Dpc under.

100 x 50 sw stud partition with verticals at max 400 mm centres and sw noggins to all board edges and to provide support for sanitary fittings-basins-toilet pans,cisterns etc.Fill void with 100 Rockwool rigid insulation slabs-friction fit.Face both sides with 9mm external plywood and 12.5 mm Gyproc wallboard with 3 mm skim finish to receive decoration.

Fit tiled skirting both sides to match walls.

Decorate with mist coat and 2 coats anti condensation paint.

Ceilings - construct new ceilings to Staff / Disabled / Cleaner / Female / Male toilets.Corridor remains open.

Sw ceiling joists 150 x 50 @ 400 mm centres with 12.5 plasterboard and skim. Provide sw noggins to all board edges.Cover top with 22 mm Weyroc floor boarding.Fit continuous bearer 50 x 150 to fixed to wall to support joists.

New internal Doors - staff ,cleaner ,male,female and disabled wc.Supply and install new doors ,frame and ironmongery.See drawing.

Sanitary Ware

WC's - Supply and fit 4 no Burlington High-level Pan with High-level White Ceramic Cistern & High-level Flush Pipe Kit,Size: 520 x 670 x 2380 mm

Overall Height: max 238cm, min 232cm ,supplied with cistern fittings and floor fixings.

P2 high level pan
C5 High level cistern/lid (incl. cistern fittings)
T30 CHR High level flush pipe kit including lever, rigid pull chain, flush pipes, reverse screw cistern connector, stopper and ornate brackets.
Supply and fixing match Toilet Seat -Heritage standard toilet seat with chrome hinges.

Allow for connectors to convert S or P trap and connect to 100 stub stack via 100 drain.

Confirm distance of drain outlet from wall.

Colour-white.Conforms to BS5503:1990.Vitreous china to BS:3402.

Basins- supply and fit 5 no Burlington Edwardian medium basin and pedestal,2 tapholes size 560 x 470.

With overflow,no chain stay hole.CP stariner and waste with slotted tail, and anti syphon bottle trap with 75mm seal.32 waste to connect to new 50 mm collecting pipe with connection to stub stack.

Brassware: per basin-pair Beaumont traditional long nose basin taps chrome 1321XE secured with brass top hat locking nut and compound.Retain mixer valve and adjust pipework to suit new positions.

Disabled Toilet-supply and install Doc M pack wc and basin complete with grab rails.Include for all services and waste connections to stub stack.

Supply and install fold down baby change bench.

Urinal- Supply and install 1 no ceramic bowl urinal with cistern and automatic flushing control.Twyfords Clifton Urinal pack - 1 person in white with cp strainers and 76 deep seal anti syphon bottle traps,with 40 mm waste to connect to new stub stack.Automatci cistern 4.5 litre .
Exposed flushpipe assembly for 1 no bowl
Bowl fixing height approx 500 mm to rim.
Install flushmatic urinal flush control on incoming supply-complete with sensor,6 volt DC DVS power supply ,solenoid valve and battery pack.Supplied by Dart Valley Ltd tel 01803 529021.

Cleaners sink- refix existing sink and taps with 40 waste to stub stack.

Boxing out-include for boxing out to all runs of wastes and drains at low level.Box out with 18 mm MDF bulnosed top and lambs tongue vertical-all paint grade.
Allow for 300 x 200 mm o/a screwed to sw ladder frame.
Paint finish.

Cubicles-

Supply and fix cubicles and doors x 4 no indicated on plan.Cubicles obtained from Bushboard Washrooms tel 01536 533620
Type Quadro,doors ,dividers and pilasters in SGL fittings silver.
Height standard 2000 mm
Floor clearance 105 mm
Colours
Dividers and pilasters Artic BB269
Doors Bay leaf BB255
Cubicles complete with all cleats,brackets,headrails,support legs and indicator bolt.

Toilet roll holders-supply and fit 5 no Dolphin Plastic 2 ref BC2PW with standard tissue.

Soap Dispensers -supply and fit 4 no Dolphin Modular 1000 ml refillable soap dispenser ref PL20PWB with liquid soap.
Both obtainable from CNM tel 0844 884 2900

Mirrors - supply and fit 2 no acrylic mirrors 1000 x 500 x 3 mm ref A10050-6, bonded to MDF backing. Mirrors with 6 no screw holes and dome head screws.
Obtainable from CSM tel 01952 605557

Mechaniac Services:

See also stripping out.
Andrerws water heater - allow for rexing existing Andrews hot water cylinder and flue pipe.Allow for adjusting existing supplies and connections to 6no new basins and cleaners sink.
Allow for securing new flue pipe and forming aperture in roof and full flashing kit.Fit cowl to top.
Include for 13 amp fused spur.
Allow for re routing existing gas supply and safety valve to new position.Work by approved Gas Safe engineer.

Hot and cold water services
Allow for stripping out and re routing hot and cold water supplies from existing sanitary fittings to all new fittings and hot water heater.
Label drinking water points.
Carry out water chlorination test on completion.

Wastes/drainage- allow for stripping out existing waste pipes and drain pipes and providing new to new appliances.All pipes to be supported at max 600 mm centres and to have access points to all changes of direction.

Electrical-

See also stripping out

Electrical Distribution Board-remove existing and replace with new 12 way metal clad Scheidner distribution board.

Include for earth bonding to gas and water services.

Supply and install 13 amp fused spurs for 3 no new hand dryers ,refixed water heater,access lock and 5 no tubular heaters.

Supply and install 2 no twin switched 13 amp power sockets (cleaner and staff)

Lighting-supply and fit wall mounted fittings- Dextra Lighting Amenity Decorative x 6 no with PIR movement sensor-occupancy control.
Include for supply and fitting 5 no as above but non maintained emergency fittings.
Include for supply and fiot of 2no Dextra Lighting Amenity Plus LED fittings 1500 lumen 28 w 2 d complete with light switch.

Disabled Toilet- supply and install panic alarm system.

Entrance door-allow for supply and connection for power assisted door mechanism

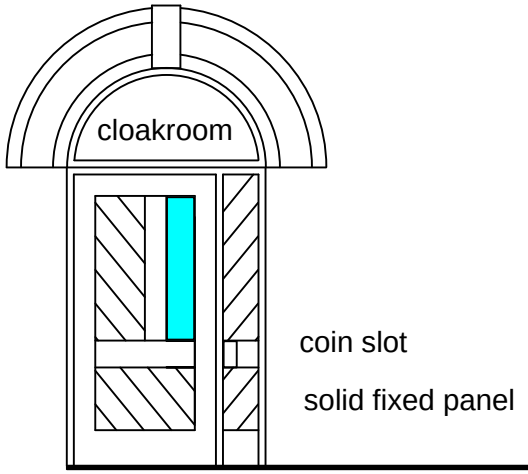
Allow for electrical supply to coin operated slot unit to entrance door

Hand Dryers - Supply and fit 3 no hand dryers with 13 amp fused electrical spur.Warner Howard SM48 or similar white hand dryer 1.8 KW, 10 amps, 230 v installed as manufactures details.
All electrical work to latest IEE Regulations with the unit being separately fixed and connected to supply with double pole isolating switch having a contact separation of at least 3mm.Supply surface fixed contained in white plastic conduit.

Heating-supply and fit 5 no electrical tubular heaters with guard protection cage,timer and thermostat control.60 w x 1200 mm long

All electrical work to comply with BS7671
Provide electrical test completion certificate

Extraction/ventilation-allow pc sum of £3000.00p for fans,electrical supplies,ductwork and scaffold.



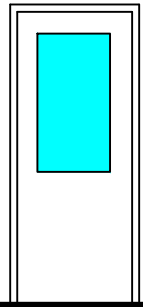
D1

New external door and frame-supply and fit external quality framed ledged braced and battened timber door to match existing style.Door x 44 mm matchboarded with 1000 mm wide lead leaf and fixed side screen.Door to have weather drip to bottom.
Frame 119 x 44 with 18 mm rebate.Frame to have projecting head 144 x 44 with 18 mm rebate and weather drip.Brown mastic pointing between frame and wall.
Ironmonger-3 no 100 brass butt hinges,150 saa pull handle,saa push pad ,Eurolock 5 lever deadlock (back up)/ keys ,2no escutheons,Roll over threshold seal.
Decoration- door, frame and side screen treated with preservative.Fully prepare to receive 3 coats wood stain,rub down between coats.
Door to have vision panel-see elevation.Glazed with 6 mm clear toughened polished plate

External Access: supply and fit 1no Toilet access coin operated door lock supplied by Prefect Equipment tel 0845 880 .Control fitted to fixed leaf of door.

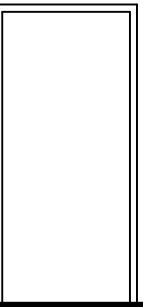
Note- include for installation of disabled power assisted opening mechanism to AD 'M' of the Building

DOOR FRAME IRONMONGERY SCHEDULE



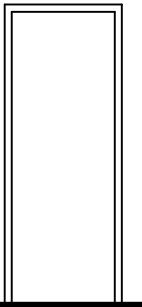
D2 staff

New internal quality solid core door with paint grade plywood facings.Door 2040 x 726 x 44 mm
Frame 144 x 44 with 18 x 12 sw planted stop screwed and glued. Sw architrave lambs tongue style.
Ironmongery-3 no 100 steel butt hinges,Eurolock 3 lever deadlock /latch with saa lever handles, door stop,coat hook.
Glazed panel-6 mm clear toughened safety glass



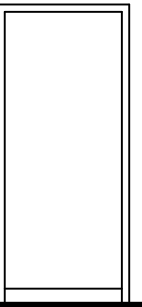
D3 Disabled WC

New internal quality solid core door with paint grade plywood facings.Door 2040 x 1000 x 44 mm
Frame 144 x 44 with 18 x 12 sw planted stop screwed and glued. Sw architrave lambs tongue style.
Ironmongery-3 no 100 steel butt hinges,disabled toilet lock/handles,coat hook,door stop,disabled toilet sign.



D4 Cleaner

New internal quality solid core door with paint grade plywood facings.Door 2040 x 726 x 44 mm
Frame 144 x 44 with 18 x 12 sw planted stop screwed and glued. Sw architrave lambs tongue style.
Ironmongery-3 no 100 steel butt hinges,Eurolock 3 lever deadlock /latch with saa lever handles, door stop,coat hook.SAA kick plate.



D5 D6 Male Female Toilets

New internal quality solid core door with paint grade plywood facings.Door 2040 x 826 x 44 mm with 100 mm gap at bottom
Frame 144 x 44 with 18 x 12 sw planted stop screwed and glued. Sw architrave lambs tongue style.
Ironmongery-3 no 100 steel butt hinges,
Briton 2005 oh door closer,150 saa pull handle, saa push plate,door stop,sign male/female

Revisions:

A Planning and tender issue 5 July 15

 WREXHAM COUNTY BOROUGH COUNCIL. MARTIN WRIGHT, B.Sc.(Hons), MBICS, CHIEF TRANSPORTATION AND ASSET MANAGEMENT OFFICER, CROWN BUILDINGS, 31 CHESTER STREET, WREXHAM, LL13 8BS. Tel: (01978) 297102 Fax: (01978) 297103			
Project: Henblas Street Public Toilets			
Detail: Toilet Refurbishment			
Construction Notes			
Drawn/Checked: RB	Date: 06/15	AutoCad File Ref:	
Scale: nts @ A1	Project No: PS/HPT	Dwg No: HPT/02	Rev:A