



KINGSGATE PARK TOILET REFURB PROJECT BRIEF & SPECIFICATION

Kingsgate Park, Elmwood, Yate, South Gloucestershire, BS37 4JB

1. INTRODUCTION

The existing toilet block at Kingsgate Park requires a refurbishment to improve their overall appearance and to provide a DDA accessible toilet cubicle.

The Kingsgate Park Toilet block is an existing building located within in a busy local park. The Town Council have decided to investigate the refurbishment of the existing toilets to improve facilities for park users. **Please see pictures below for existing toilets:**



2. SPECIFICATION

Providers are invited to put forward proposals for the following designs;

To install 2 unisex cubicles & 1 DDA cubicle with in the existing toilet block.

Summary: Strip out all existing and install three new cubicles – one DDA and two unisex cubicles. Cubicles to be direct external door entry.

- Strip out all existing fixtures and to remove no load bearing walls.
- A service corridor area to be installed at the rear of the existing building, corridor to block built with service/access door for maintenance.
- Construct new x1 new DDA cubicle and x2 unisex cubicle.
- Install a ramp for DDA access to the new DDA cubicle, rails to be include either side of ramp.
- All cubicles to be wall tiled and floor tiled.
- New cubicles to include wall sanitary ware.
- New lighting and ventilation and electrical to meet current regulations.
- Replacement Facials and guttering.
- Anti-vandal equipment to be used including toilet roll holders.
- All controls to be 'no touch' switches.
- All parts covered by warranty for minimum of 1 year.

Wash basin/hand dryer/soap dispenser

Stainless Steel hand wash 'no touch soap dispenser, hand wash and dry flush mounted with all services concealed in service corridor, Hot water temperature controlled by thermostat.

Toilet pans

Solid surface wall-hung stainless steel, automatic no touch flush system, all pipe work etc to be concealed in service corridor.

Lighting

Energy saving, bulk head style, auto illuminate/switch off at start and end of day – emergency back-up.

Ventilation

All user areas to include ventilation.

Floors & walls

Non-slip floor tiles to be laid and wall tiles to cover all wall space

DDA cubicle including information regarding the cubicle being dementia friendly

- Low level mid height alarm activates audible warning signal plus external red light.
- Baby change horizontal table
- Support rails installed in cubicle

- Ramp access to meet DDA regulations including rails either side of ramp.
- Abundant clear signs to locate the toilets
- Obvious toilet sign fixed to the door instead of entrance
- Obvious exit sign with an arrow and a picture of a person running (similar to a fire exit sign).
- High contrast colours i.e. a grab rail should not be a white on a beige wall, instead a darker colour (red/blue), darker colour toilet etc. door a different colour to walls etc.
- Straight forward appliances installing paper towel dispenser apart from hand dryer, in general smart appliances such as sensor taps come with cut off time that prevent sink overflow
- Non-reflective surfaces, good lighting

Doors

- The door to be welcoming and user friendly but to remain anti-vandal and strong enough to withstand abuse.
- Multi lock system to enable complete lock down of individual cubicle when out of use.
- An option for Auto unlock for am and auto lock for Pm to be included.

Signs

- Suitable icon symbols are displayed externally on all public doors, as well as internally for the different user functions within.

Service area

- Area to the rear of the building to be prepared as a service access/corridor. Electrical/mechanical equipment to be installed in this area away from users.
- A stainless-steel sink unit to be installed.

3. BUDGET

The Maximum budget for this project is £75,000.00

4. FURTHER REQUIREMENTS

a. Defects and liability

All equipment to be covered by the following:

- 5 year warranty on structural elements;
- 5 year warranty on non-structural elements;
- Manufacturers warranties on 3rd party products.

b. Health & Safety

- To Provide risk assessments & method statements.

c. Restrictions on construction timeline

The completion of the project should be no later than end of December 2018 in order to comply with Yate Town Council timescales.

d. Groundworks

Quotes to include all associated groundworks costs.

e. Site drawings and methodology

Quotes must include drawings of the toilets.

f. Extra provision

To provide 4 on site temporary public accessible toilets during construction (to include the servicing and maintenance of units).

5. ASSESSMENT CRITERIA:

Proposals will be judged against the following criteria;

1. DDA facilities;
2. Design will be assessed in respect of their suitability for the structure;
3. Timeline of project completion;
4. Costs - value for money will be key consideration.

6. DEADLINE FOR QUOTATIONS:

All quotations are to be returned no later than 9:30am Friday 23rd March:

Phil Jones (Yate Town Council Community Estates Manager)

Via email: info@yatetowncouncil.gov.uk

OR

Via post, addressed to:

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Estates Manager
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Poole Court Drive
Yate
BS37 5PP

If you have any questions or queries regarding this specification please contact our office on 01454 866506.