



SHORE ROAD PUBLIC TOILETS

TOWN COUNCIL MEETING

REPORT 4/19

14 JANUARY 2019

The purpose of this Report is to advise Members of the deteriorating condition of the Shore Road Public Toilets and consider a proposal for addressing it.

No. DETAILS

1) BACKGROUND

- a) The Town Council took on a lease for the Shore Road Public Toilets from the Isle of Wight Council on 29 February 2012 for a 25 year term to prevent its closure by the Isle of Wight Council.
 - b) The cleaning of the toilet has been carried out by neighbours on a voluntary basis throughout and they are very willing to continue that contribution.
 - c) Following a Report to its meeting 10 December that the Assets and Services Group had tendered for the refurbishment works required with a best price to date of £12,970 it was agreed to explore the option of complete replacement before proceeding.
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2) REPLACEMENT;

- a) The Clerks and James Toogood met with Shanklin's Councillor John Gilbey and a representative of Danflow on site at Shore Road on Wednesday 12 December.
 - b) A quotation for the complete replacement of the Toilets will be available later this month but in addition to the cost of a replacement toilet block itself would have to be added that of the substantial ground works required to relocate it at ground level in order to provide the disability access required of a new facility.
 - c) Consequently, refurbishment is the preferred course of action.
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3) REFURBISHMENT

- a) Attached to this Report is a copy of the detailed specification for the required works prepared by Councillor Brian Lucas and used as the basis for the invitation to tender.
 - b) Also attached is the only quotation received in response to that invitation in a total of £12,970.
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4) RECOMMENDATION

The Town Council is recommended to:

- i) commission the refurbishment works for the Shore Road Public Toilets from MB Associates; and
 - ii) fund the cost on the basis of a 50% contribution from Reserves and 50% from the 2019/20 Precept.
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Ventnor Town Council

Refurbishment of Public Toilets

Monks Bay, Shore Road, Bonchurch

Specification & Schedule of Works

£

General	Visit the site and thoroughly acquaint yourself regarding all aspects of the building, its current condition and access etc.	Item	
General	Protect general public with barriers. Supervise and insure the operations. Provide all construction plant and equipment. Clear away off site all debris on completion. Allow for profit and overheads.	Item	
General	Co-ordinate and supervise sub trades.		
Ladies & Gents	Remove wall signs and toilet fixings and store and refit on completion.	Item	
Ladies & Gents	Supply and fit new heavy-duty toilet roll holders.	3No	
Ladies & Gents	Supply and fit wall mounted rubber door stops and coat hangers to rear of cubicle doors.	3No	
Gents	Saw out and enlarge cracks in grano floor to 50mm wide and fill with granolithic mortar floated smooth.	Item	
Gents	Fill existing urinal channel with granolithic screed towelled smooth.	2m	
Gents	Cut out cast iron MH cover and frame and replace with composite cover and frame 600 x 450 repoint around.		
Ladies	Prepare existing floor surface, apply epoxy bonder and lay 70mm thickness of granolithic screed - floated smooth.	5m2	
External	Remove the bottom shiplap board to whole building and replace with new to match.	14m	
Gents	Take off service cupboard door and replace with 18mm fairfaced waterproof ply door on 50 x 25 softwood frame and hang on stainless steel hinges with hasp and staple locking.	Item	
External paving	Cut out existing mortar filling to cracks and prepare new unfilled cracks. Point all with epoxy mortar, chamfered where needed to reduce tripping hazards.	Item	
Ladies & Gents	Take out high level wc cistern and pan in readiness for connecting new	3No	
Ladies	Supply and fit heavy duty traditional style high level wc cistern and chain with new WC pan including heavy duty seat. Allow for all connections of water (with isolator valve), flush pipe, and overflow. Connect pan outlet to existing drainage (Cistern mounted to side wall).	2no	
Gents	As above, with cistern behind the pan.	1No	
Gents	1500 long wall mounted stainless steel tough urinal (1.2mm thick steel satin finish steel) left hand waste with exposed sparge pipe and fix to existing urinal slab including connection to water and waste outlets. Silicon seal to edges.	Item	
External	Prepare shiplap boarding and apply 2 coats Ronseal weatherproof wood paint black.	27m2	
External	Paint 25mm line on the leading edge of steps.	Item	

External	Prepare and paint two coats gloss to front entrance railings.	Item	
Ladies & Gents	Prepare and paint 2 coats external matt emulsion to ceilings - white.	11m2	
Ladies & Gents	Prepare and paint 2 coats washable emulsion to walls - cream.	43m2	
Ladies & Gents	Prepare painted timber surfaces and apply 2 coats gloss finish.	11m2	
Ladies and Gents	Décor prep for damp walls apply 500mm high band of Watertite™ damp proofing paint by Zinsser to plastered surfaces.	19m	
Ladies	Remove section of wall plaster and renew with cement based render.	1m2	
Ladies & Gents	Take out 1425 x 640 timber window frame and sashes and replace with UPVc unit consisting of 4No evenly sized top hung sashes and central blanking piece, including connecting to partitions internally. Glaze with double skin safety glass obscure pattern. Trim frame to shiplap cladding externally and plastered surfaces internally. Fit locking handles and opening restrictors to all sashes.	2No	
	Ditto unit 1300 x 640 with no central blanking piece and ditto.	2No	
Ladies & Gents	Take out timber door an frame and replace with reinforced UPVC insulated door and frame 885 x 1950 with locking and holdback ironmongery. Trim to timber cladding and plastered surfaces internally.	2No	
Ladies & Gents	Replace existing hand basin, tap and waste with similar, connecting only cold water service (with isolator valve). Supply new trap and connect all to waste outlet.	2No	
	Tender total excluding VAT	£	



RENOVATION & REFURBISHMENT ~ WORKS MANAGEMENT
ALL TRADES ~ AFF REGISTERED ~ ELECTRICAL & PLUMBING
HERITAGE FINISH STONE REPAIRS & LIME POINTING
62 Silver Trees Shanklin Isle of Wight PO37 7ND

Town Clerk > David Bartlett
Ventnor Town Council
1 Salisbury Gardens
Dudley Rd
Ventnor

28th November 2018

Our Ref: 281118/MBT/E1

Dear Mr Bartlett,

Re - Estimate > Refurbishment Works of Public Toilets Monks Bay Shore Rd Bonchurch

Following on from my meet with Brian Lucas on site for survey & evaluation of proposed works & since receiving postal invite to tender, that includes works specification Schedule of Works. I have now since also carried out a further survey on site with glazing contractor for specification works.
Please now see below as works so contractor detail & pricing for your consideration.

As Specification Pricing Detail

All General Refurbishment Works	9498.00
As Provisional Cost Sum	475.00*
Glazing & Entrance Door Works	2997.00

Combined All Works Cost £ 12970.00 *Plus Vat*

Works Notes

There will be a requirement for the supply of both water & power during all works
Refurbishment works should take around 3 weeks to complete subject to reasonable weather
Refurbishment works could begin as early as Monday 10th December 2018 giving a partial completion of works projection date, of around mid-January giving as interval a break for Christmas
Lead times for as glazing contractor supplied & fitting works are approximately 6 weeks from order
Installation of supplied glazing & doors by contractor should take around 2 days to complete
Glazing contractor lead times, fitting & final snagging are outside works refurbishment schedule
For completion of all works to include the aforementioned is therefore expected to be around mid-February 2019
The facility could however, following general refurbishment works be made accessible for mid-January 2019

Summary

*Works are estimated & so include as provisional a cost sum for potential unforeseen works
Any unforeseen works carried out & so charges made from P/C sum will be shown as itemised on final billing
As estimate for all works allowance as priced to specification & following completion of all as inspected & signed off, I will if completed at less than expected cost so give a reduction to the final billing
All pricing given is valid for a period of 28 Days from header date

Final

I look forward to your further instruction regarding these works & if there are any elements you would like to discuss further, please don't hesitate to contact me on any regard.

Kind Regards

Matt Brooman