North York Moors
National Park

Thornton Le Dale

Toilet Block Refurbishment



Schedule of Works

Thornton-le-Dale Public Toilet Refurbishment

1. Project Overview and Site Location

The Authority is seeking to refurbish its existing public toilet facilities at 'Thornton-le-Dale', which are located within the public car park in the village.

The refurbishment will include the ladies', gents' and disabled toilet facilities, together with associated internal and external works as detailed within this Schedule of Works.

The intention is to modernise the facilities, improve the overall visitor experience and provide a durable, high-quality finish consistent with the Authority's wider public toilet portfolio.

Project location:

Thornton-le-Dale Public Car Park

Thornton-le-Dale

North Yorkshire

Thornton Le Dale Car Park - Google Maps

Coordinates: 54.23585420315804, -0.7205657428527532

2. Specification and Standard of Finish – Existing Authority Sites

The Authority requires the completed refurbishment at Thornton-le-Dale to match, or be as close as reasonably practicable to, the specification, quality of materials, fixtures, fittings and overall finish achieved at the previously refurbished public toilet facilities at Hutton-le-Hole, North York Moors National Park, YO62 6UB.

Hutton-le-Hole shall be used as the principal example of the standard expected for this project. Contractors are expected to review the photographs and location details provided below and use these to inform their tender submission, proposed materials, products and installation methods.

The intention is to achieve a consistent standard across the Authority's existing public toilet sites, replicating the appearance, durability and quality of the Hutton-le-Hole facilities wherever practicable.

Where an exact product or specification is no longer available, the contractor shall propose a suitable equivalent of the same or better quality, subject to the Authority's approval before ordering or installation.

Existing site details:

- Site: Hutton-le-Hole Public Conveniences, YO62 6UB.

Please find images below.

The contractor shall allow for the supply and installation of materials, sanitaryware, fittings, worktops, tiling and finishes that meet this standard throughout the ladies', gents' and disabled toilet facilities at Thornton-le-Dale.

All works detailed in the following Schedule of Works shall be undertaken in accordance with this standard, unless otherwise agreed in writing with the Authority.

3. Ladies' and Gents' Toilets

The contractor shall undertake a full refurbishment of the ladies' and gents' toilet facilities, including the removal of existing fittings, preparation of surfaces and installation of new fixtures, fittings and finishes as detailed below.

3.1 Strip-out and preparation

- Decommission, remove and dispose of all existing washbasins, WC cisterns, toilet pans and urinals.
- Remove all existing wall tiles, including tiled upstands, and make good all affected surfaces ready for plastering and/or retiling.
- Remove existing glass-block windows to improve natural ventilation and airflow through the toilet block. Make good the surrounding openings and finishes as required.
- Remove the existing internal entrance doors within both the ladies' and gents' toilet entrance areas.
- Remove existing hand dryers and associated redundant fittings.
- Remove existing floor finishes and prepare the floors for new screed and Altro Safety flooring.
- Remove all redundant materials and waste arising from the works and dispose of them responsibly.

3.2 Entrance doors

- Supply and install two new external timber doors, one to each of the ladies' and gents' entrances.
- Doors shall be approximately 762mm (2ft 6in) wide, framed, ledged and braced timber construction, subject to confirmation of final site dimensions.
- Doors shall be complete with suitable external-grade frames, brass lockable door handles and all necessary ironmongery.
- The new doors shall be installed on the external face of the building, in line with the existing disabled toilet entrance door, so that all three entrance doors are visible from the outside.
- No additional internal entrance doors are required.
- All new timber doors and frames shall be properly prepared, primed, undercoated and finished with gloss paint in the agreed colour scheme.
- Relocate magnetic door locks from existing to new external doors.

3.3 Internal walls and partitions

- Install new studwork and plasterboard to the identified porch areas within the ladies' and gents' facilities. Skim finish ready for decoration.
- Plaster all remaining internal wall surfaces to full height where required, leaving surfaces smooth and ready for the specified finishes.
- In the gents' toilet, remove the existing cubicle identified on the proposed layout and construct a full-length stud partition wall across the rear of the room to create a separate storage area.
- The new partition shall be plasterboard-lined and skimmed, with a suitable door and frame fitted with a lockable handle.
- No window is required within the new storage area.

- Ensure all new partitions are suitably constructed and finished for the intended environment.

3.4 WC cubicles and sanitaryware

Ladies' toilets

- Remove the existing six WC cubicles.
- Supply and install four new WC cubicles, constructed to an appropriate heavy-duty commercial specification.
- Cubicle dimensions and door widths shall be in accordance with the proposed layout and verified against site measurements before manufacture and installation.

Gents' toilets

- Remove the existing three WC cubicles.
- Supply and install two new WC cubicles to an appropriate heavy-duty commercial specification.
- The revised layout shall accommodate the new rear storage area, as shown on the proposed drawings.
- Cubicle dimensions and door widths shall be in accordance with the proposed layout and verified on site.

WC fittings

- Supply and install new low-level U Torrent cisterns, or approved equivalent, and back-to-wall WC pans.
- All WC pans shall be fitted with heavy-duty commercial toilet seats without lids.
- Construct tiled boxing behind the WC pans to conceal cisterns and associated pipework, with suitable access provisions for maintenance.
- Supply and install grey worktops to the washbasin units, finished to a durable commercial standard.
- The finished installation shall be consistent with the specification and appearance of the refurbished toilet facilities at Hutton-le-Hole.

3.5 Urinals

- Remove the existing urinal trough and associated fittings.
- Supply and install five individual waterless urinals within the gents' toilets, including one urinal positioned at an appropriate height for children.
- Renew and adapt waste pipework as necessary to accommodate the new urinals.
- Ensure all installations are fully operational and comply with the manufacturer's requirements.

3.6 Washbasins, worktops and hot water

- Within both the ladies' and gents' toilets, construct suitable boxing to accommodate two semi-recessed washbasins in each room.
- Supply and install four semi-recessed washbasins in total, fitted with non-concussive taps.
- Provide tiled boxing with lockable access hatches to allow access to pipework and services. Two access hatches shall be provided in each toilet area.
- Provide both hot and cold water supplies to all washbasins.
- Supply and install grey worktops to the washbasin units.
- Install wall tiling around the washbasins and worktop areas.
- Provide a suitably sized hot water boiler/heater capable of supplying sufficient hot water to all five outlets: two in the ladies', two in the gents' and one mixer tap in the disabled toilet.
- Provide a low-level hot water tap within the ladies' storage/porch area to facilitate cleaning and mopping.
- The contractor shall assess the existing water supply and pressure, making any necessary adjustments to optimise performance and ensure adequate flow and pressure at all fittings.

3.7 Hand dryers

- Remove the existing hand dryers.
- Supply and install new Bio Dryers, or approved equivalent commercial hand dryers, in the ladies' and gents' toilets.
- Electrical connections and installation shall be undertaken by a suitably qualified electrician.
- All exposed cables and surface-mounted wiring, particularly cables running vertically down walls, shall be concealed within the wall wherever practicable.
- Make good all affected wall surfaces following installation.

3.8 Heating and ventilation

- Remove and replace all existing bar heaters and associated covers within the ladies', gents' and disabled toilet areas.
- Supply and install new suitable heaters to provide frost protection and reduce the risk of condensation during cold weather.
- All heaters shall be appropriately specified for the environment and installed in accordance with relevant electrical and safety requirements.
- The contractor shall consider the overall ventilation requirements of the building, particularly in relation to the removal of the glass-block windows.

3.9 Flooring

- Prepare and level existing floor surfaces as required.
- Apply new screed to provide a suitable, even substrate for the new floor finish.

- Supply and install Altro Safety flooring, or approved equivalent, throughout the ladies' and gents' toilet areas.
- Flooring shall incorporate coved upstands around the full perimeter of each room to provide a hygienic, sealed finish.
- All floor finishes shall be suitable for heavy public use and regular cleaning.

3.10 Decoration and finishes

- Prepare all internal surfaces ready for decoration.
- Apply one coat of emulsion to ceilings.
- Apply two coats of Dymond G Soft Sheen Acrylic Eggshell, or approved equivalent, to internal walls.
- Prepare all internal woodwork and apply one coat of undercoat followed by one coat of gloss finish.
- All new doors and frames shall be primed, undercoated and finished in gloss paint in the agreed colour scheme.
- All finishes shall be applied in accordance with the manufacturer's recommendations and provide a durable finish suitable for a high-footfall public toilet environment.

3.11 External gutters and downpipes

- Prepare all existing gutters and downpipes for redecoration.
- Apply one coat of bitumen paint to the internal surfaces of the gutters.
- Prepare external gutter and downpipe surfaces and apply suitable undercoat and black gloss finish.
- Repair all defective gutter joints, replacing fixings, nuts and bolts as necessary to ensure watertight connections.
- Ensure the guttering and downpipes are left fully operational and free from leaks.

3.12 Additional facilities

- Supply and install three wall-mounted baby-changing units, with one unit provided in each of the ladies', gents' and disabled toilet areas.
- All units shall be suitable for commercial public use and installed in accordance with the manufacturer's fixing and safety requirements.

3.13 Rear storage access

(The contractor must provide a separate, itemised price for this element within the tender pricing breakdown)

- Subject to planning approval or confirmation that the proposed works are permitted development, provide a new external access door to the rear of the building to serve the proposed storage area.

- The proposed storage area is approximately 1.6m wide, as indicated on the proposed drawings. The contractor shall verify all dimensions on site.
- The new access arrangement shall allow staff to access the storage area and associated services without needing to enter the public toilet areas.
- Where practicable, provide access to the central cistern and toilet service area to facilitate maintenance.
- The new access door and surrounding finishes shall be constructed to match the wider refurbishment specification.
- The floor finish within the storage area shall match the main toilet areas.
- 2x dual sockets installed
- Ceiling lighting installed
- Rehang existing steel security door grill to new rear service access.

4. Disabled Toilet

The contractor shall undertake a full refurbishment of the existing disabled toilet, including removal of existing fittings and finishes and installation of new sanitaryware and floor and wall finishes.

4.1 Strip-out and preparation

- Remove existing wall tiles and floor upstands.
- Remove the existing Doc M sanitaryware and grab rail kit.
- Prepare and make good all affected wall and floor surfaces ready for new finishes.
- Remove all redundant materials and waste from site.

4.2 Sanitaryware and fittings

- Supply and install a new Doc M-compliant toilet and grab rail pack, including a heavy-duty toilet seat.
- All fittings shall be installed in accordance with current accessibility requirements and the manufacturer's instructions.
- Retain appropriate clearances and circulation space in accordance with the applicable Doc M layout requirements.

4.3 Wall and floor finishes

- Supply and install new wall tiles to full height throughout the disabled toilet, to match the specification and appearance of the refurbished facilities at Hutton-le-Hole.
- Prepare and screed the floor as required.
- Supply and install Altro Safety flooring, or approved equivalent, with suitable coved edges and upstands.
- Ensure all junctions and finishes are sealed and suitable for regular cleaning.

4.4 Electrical works and hand dryer

- Supply one new commercial hand dryer for installation.
- Electrical installation and associated works shall be undertaken by a suitably qualified electrician.
- Any redundant wiring or fittings shall be safely removed or made redundant.
- Complete all necessary testing and certification for electrical works.

4.5 Decoration

- Prepare the ceiling and apply two coats of emulsion.
- Prepare all internal woodwork and apply one coat of undercoat followed by one coat of gloss.
- All finishes shall be suitable for a high-use public toilet environment.

5. Public Toilet Provision During the Works

The Authority wishes to maintain access to public toilet facilities throughout the refurbishment wherever reasonably practicable.

- The contractor shall programme the works to retain access to at least one toilet facility, preferably the disabled toilet, during the works where this can be achieved safely.
- Where it is not reasonably practicable to maintain access to an existing toilet, the Authority will arrange alternative temporary facilities, such as portable toilets.
- The contractor shall liaise with the Authority in advance regarding the construction programme, phasing and any periods when facilities will need to be closed.
- The contractor shall not close or restrict public access to any toilet facility without prior agreement from the Authority.
- The contractor shall maintain appropriate segregation between the public and the works area, with suitable barriers, signage and safety measures throughout the contract.
- The contractor shall ensure that the site is left safe and secure at the end of each working day.

6. Drawings and Site Dimensions

The accompanying sketched drawings illustrate the existing layout and the proposed refurbished layout.

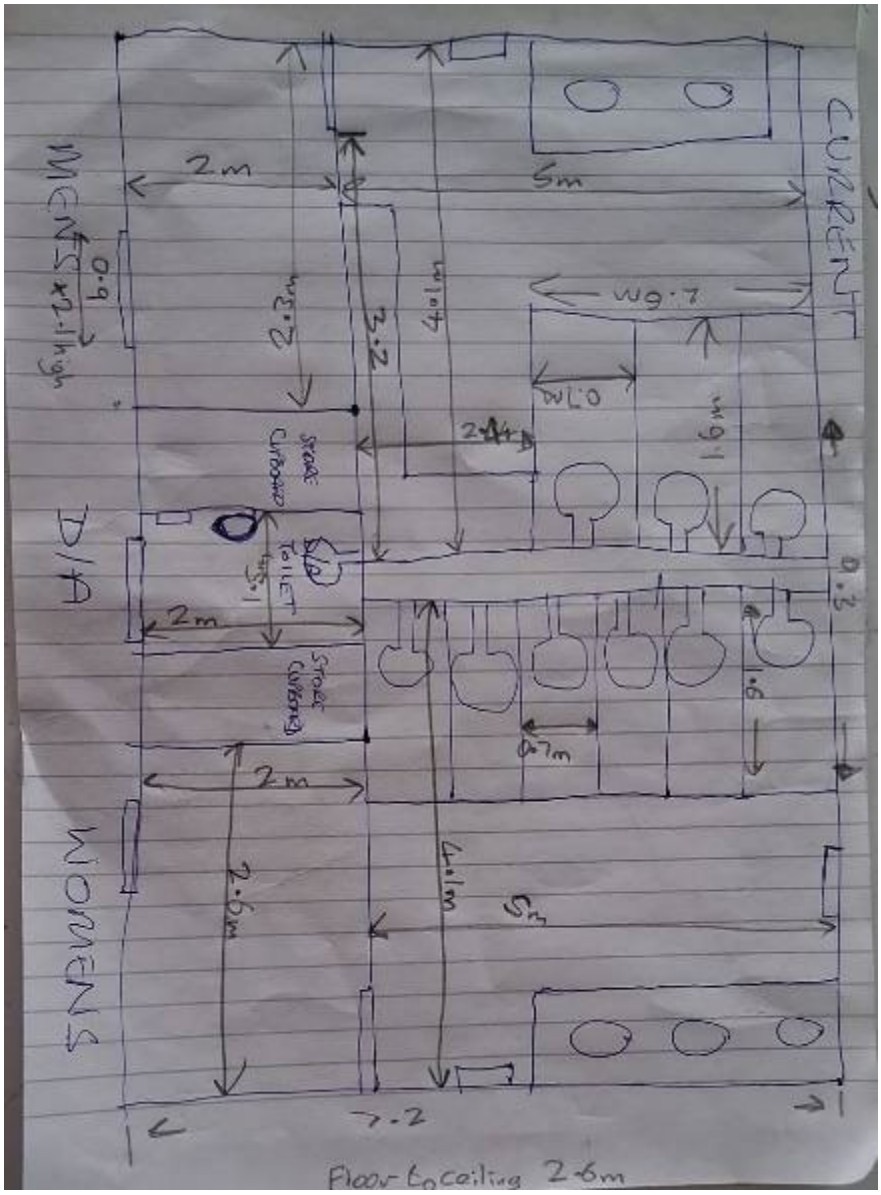
- The first drawing shows the existing arrangement.
- The subsequent drawing(s) show the proposed layout following completion of the refurbishment.
- Dimensions shown are indicative and shall be verified by the contractor through a site survey before works commence.
- The contractor shall notify the Authority of any discrepancies between the drawings, actual site conditions and the specified works before proceeding.
- No changes to the agreed layout or specification shall be made without the Authority's prior written approval.

7. Contractor Responsibilities and Tender Requirements

- Contractors shall undertake a site visit to inspect the existing facilities and satisfy themselves as to the nature and extent of the works required before submitting their tender.
- All dimensions, existing services, access arrangements and site conditions shall be checked and verified by the contractor.
- The tender price shall include all labour, materials, plant, equipment, deliveries, removal of waste and associated costs necessary to complete the specified works.
- The contractor shall provide an itemised breakdown of costs for the main elements of the refurbishment.
- Any provisional, optional or planning-dependent works shall be clearly identified and priced separately.
- Proposed products, materials, sanitaryware, fittings and finishes shall be submitted to the Authority for approval before ordering or installation.
- Any proposed substitutions must be of an equivalent or better standard than the specified products and consistent with the Hutton-le-Hole benchmark.
- All work shall be completed by suitably qualified and competent tradespeople and in accordance with relevant regulations, standards and manufacturers' installation instructions.
- The contractor shall protect existing building fabric, fixtures, services and surrounding areas throughout the works.
- The contractor shall make good any damage caused during the works.
- On completion, all facilities shall be fully operational, clean, safe and ready for public use.
- The contractor shall remove all waste, surplus materials, equipment and temporary installations from site before handover.
- The contractor shall provide relevant guarantees, product information, operating instructions and electrical or other compliance certificates for the installed equipment and systems.

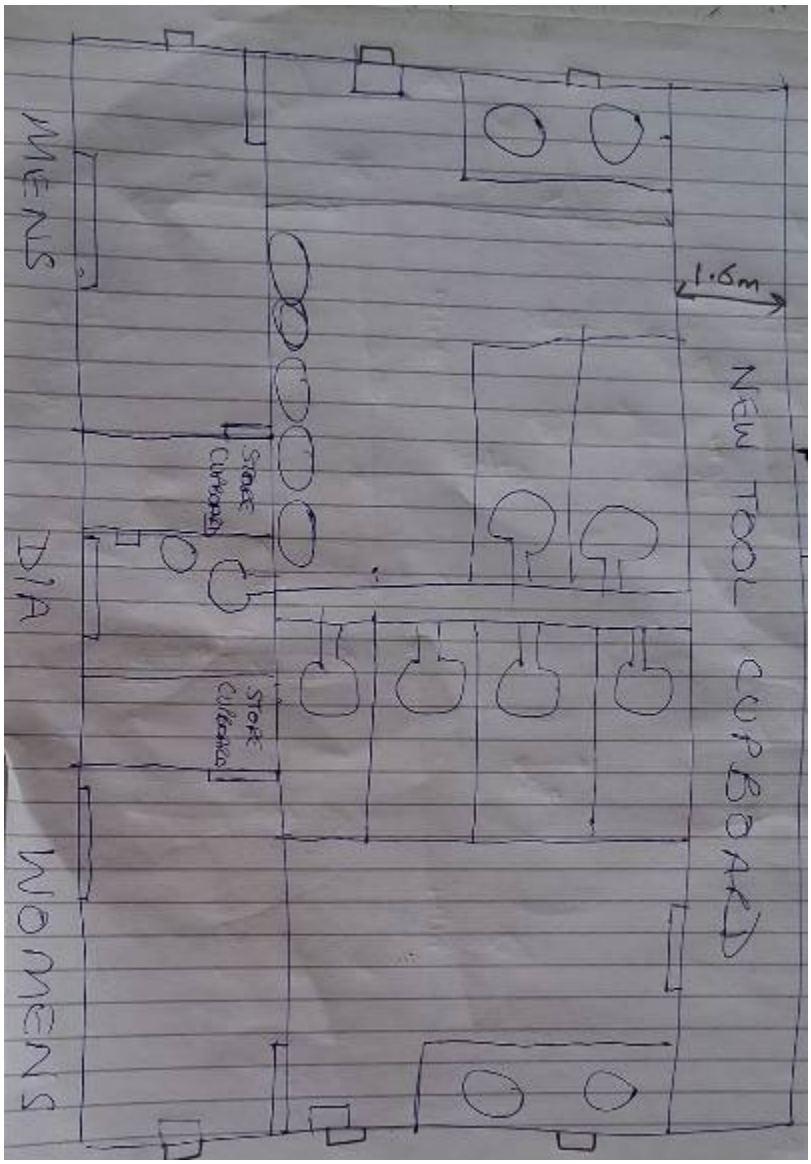
Continued below.

Current layout and plan



Proposed changes.

We request changes to the current format to reflect the below, noting that these are approximate and for exact dimensions and details a site visit is required.



Walk around videos of the existing facilitates are available at the links below

1) iCloud
2) iCloud
3) iCloud

Refurbishment to match previous works at Hutton le hole

in terms of colours and specifications.





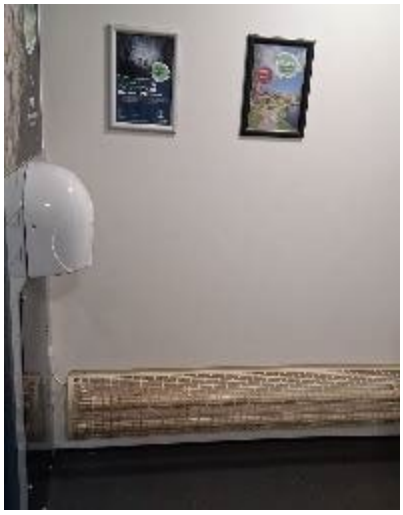







North York Moors


North York Moors
National Park



Rear image of wall to building (where door is required, located centrally)





Tender Evaluation and Scoring

Tenders will be evaluated against the following criteria, with a maximum score of 100 points.

Evaluation criterion	Weighting
Quality of proposed works and project management	20%
Relevant experience and ability to deliver	40%
Tender price	40%
Total	**100%**

1. Quality of proposed works and project management – 20%

This will assess the contractor's understanding of the specification, suitability and quality of proposed materials and finishes, proposed programme, management of the works, health and safety arrangements and minimisation of disruption to the public.

2. Relevant experience and ability to deliver – 40%

This will assess the contractor's experience of delivering similar projects, relevant skills and expertise, availability of suitable staff and resources, and evidence of completing comparable works to the required standard and within agreed timescales.

3. Tender price – 40%

The lowest compliant tender will receive the full 40 points. Other tenders will be scored proportionately using the following formula:

Price score = (Lowest compliant tender price ÷ Tenderer's price) × 40

Quality scoring

The two quality criteria will each be scored on a scale of 0 to 5:

Score	Description
0	No response / unacceptable
1	Very poor
2	Below expectations
3	Satisfactory

4 Good

5 Excellent

Quality points will be calculated using the following formula:

Quality score = (Score awarded ÷ 5) × Criterion weighting

The scores for all three criteria will be added together to give an overall score out of 100.

The contract will be recommended for award to the tenderer achieving the highest overall score, subject to satisfactory compliance checks and the Authority's approval procedures.