

Outline Specification

Design, Supply, and Installation of One Portable Welfare Unit and One Portable Drying Room Unit, Including Removal of Existing Welfare Unit

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1. Introduction

1.1. The document is to be read in conjunction with all other tender documentation. This document sets out the outline specification for the proposed modular welfare facilities. The Outline Specification and draft layouts are to be used by prospective tenderers to prepare their own proposed layouts and specification which utilises their considerable experience in providing welfare facilities within confined layouts. The below outline specification shall be viewed as the minimum expected standards set out by the contracting authority.

1.2. The project is related to the Dunshaughlin Depot.

1.3. The scope associated with each unit is detailed as:

1.3.1. Existing Welfare Unit

- The successful tenderer shall remove the existing welfare unit and take possession of it. Responsibility for any subsequent reuse, relocation, or disposal of the unit will rest with the tenderer.

1.3.2. Drying room

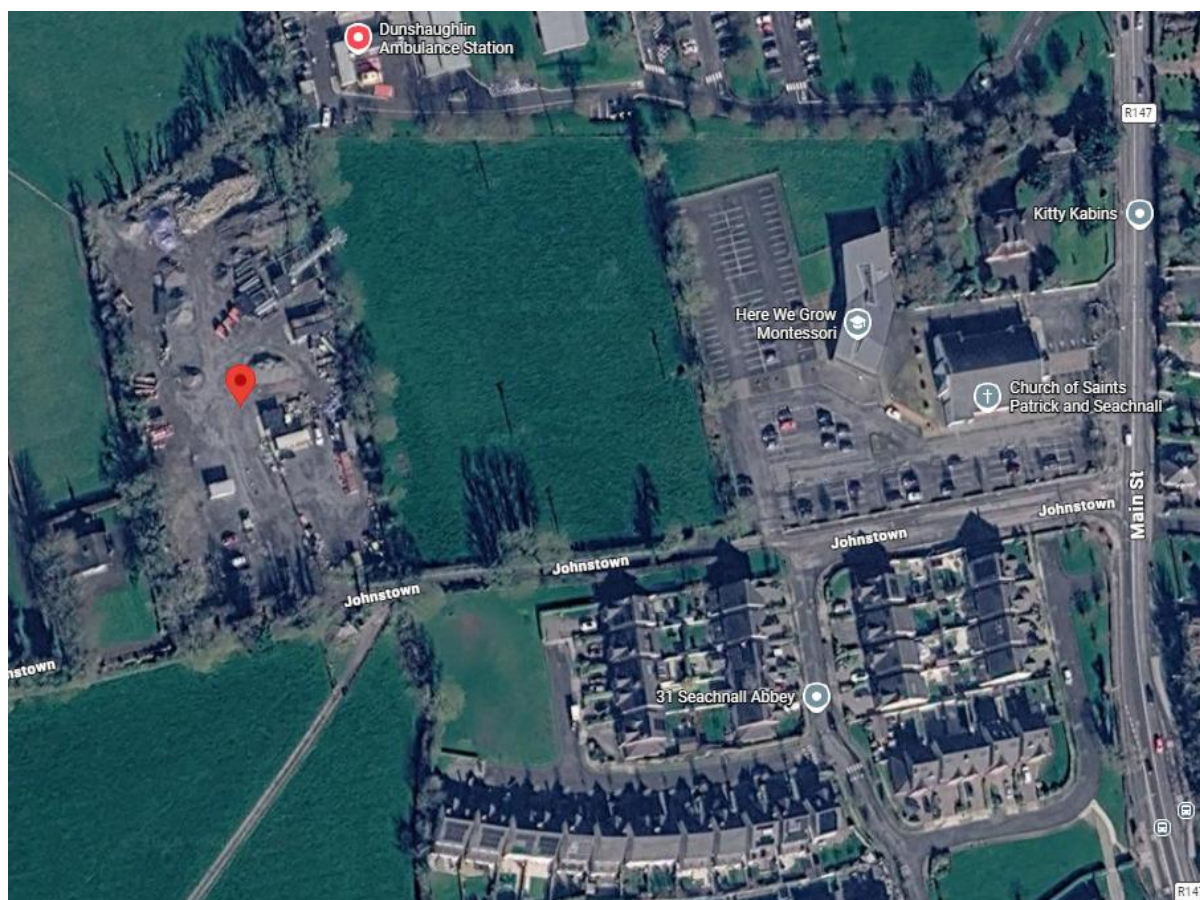
- Design, fabricate, and deliver new portable welfare unit to the site.
- Lift the new unit into place and complete the handover (Required civil works and service connections will be provided by others).

1.3.3. New Welfare Unit

- Design, fabricate, and deliver new portable welfare unit to the site.
- Lift the new unit into place and complete the handover (Required civil works and service connections will be provided by others).

2. Site Location

The Dunshaughlin Depot is located at the end of the Seachnall Abbey estate off Main Street in Dunshaughlin (<https://maps.app.goo.gl/oyYDyLEgaq3960ou8>).



3. General Description of the Works

The design, fabrication, delivery, and installation of one portable welfare unit and one portable drying room unit at the Dunshaughlin Depot of Meath County Council. Works also include the removal from site of the existing old welfare unit at Dunshaughlin Depot for disposal or refurbishment.

4. Design by Supplier

- 4.1. The Supplier shall be responsible for the design of all aspects of the portable welfare unit and portable drying room unit. Detailed drawings and specifications for these elements of the Work shall be submitted to the Engineer for comment at least 2 weeks prior to the commencement of fabrication or construction works.
- 4.2. Prospective tenderers are requested to utilise the concept layout and outline specification to prepare their own proposed layout and specification which maximises the efficiencies of their systems of construction and utilises their considerable experience in providing welfare facilities within confined layouts.
- 4.3. Upon approval for fabrication, the Supplier shall provide a layout drawing providing the locations for foundation supports to the modular units.

5.1 Building Performance Specification

- 5.1.1. This outline specification was developed to aid in ensuring the units are fit for purpose and that consistent comparable pricing is provided by prospective tenderers.
- 5.1.2. Supplier Deviations from the specifications in this document shall be recorded in the deviations from tender outline specification document and returned at time of tender. If a tenderer does not return a completed deviations document with their prospective tender, the tenderer will be committing to providing a welfare unit strictly in accordance with this outline specification document.

5.2. Preliminaries

- 5.2.1. Provision of plan and elevation detailed drawings for approval. These drawings shall include dimensions and details of wall, floor and ceiling / roof make up. The detailed drawings shall also detail all fixings and equipment and shall be submitted for approval prior to fabrication.
- 5.2.2. The supplier shall provide dimensioned layout drawings detailing the locations of pad supports and utility connections for the welfare unit and drying room. (Required civil works will be provided by others.)
- 5.2.3. Prequalification paperwork – completion of the Meath County Council SF046 External Safety and Health Prequalification Questionnaire for the Duty Holder Role. Suppliers must satisfy themselves at the tender stage that they can meet the requirements of a “Contractor Only” role in the prequalification questionnaire.
- 5.2.4. Provision of risk assessments, lifting plans, and method statements. The supplier shall allow for liaison with Meath County Council in reviewing and approving these documents in advance.
- 5.2.5. Insurances.
- Employer’s Liability - €13,000,000
 - Public liability - €6,500,000
 - Employers’ liability- €13,000,000
 - Professional Indemnity - €1,000,000
- 5.2.6. Plumbing Sd, Sc, Si ancillary certs. Sterilisation certificate for potable water pipework.
- 5.2.7. Electrical certs – Cert 3 and a copy of test record sheets for all circuits.
- 5.2.8. Provision of safety file (soft copy and hard copy). The supplier shall submit at handover a digital and hard copy file containing, but not limited to:
- Material Certificates
 - As - built Drawings
 - Manuals of all installed mechanical and Electrical Equipment
 - Warranty documentation of mechanical and electrical equipment
 - Test certificates for electrical installations
 - Test certificates for pressure pipework
 - Details of lifting points and other relevant operational information relating to the units

5.3. General

- 5.3.1. All portable units, including their fixtures and fittings, shall have a minimum 25 - year design life.
- 5.3.2. For insulated external wall studding, the supplier shall provide details of the external wall build-up for approval.

- 5.3.3. Insulation shall be PIR or another high-thermal-performance alternative, to ensure the U-value complies with the requirements of Building Regulations 2022: Technical Guidance Document L – Buildings other than Dwellings. A minimum of 100mm PIR for the walls and floor, and 120mm for the ceiling, shall be provided.
- 5.3.4. Insulation to be provided above bottom chassis of steel type container accommodation, to minimise cold bridging.
- 5.3.5. Supplier to confirm if warm or cold deck roof insulation is being utilised. Cold deck roofing must be ventilated per Part F of the building regulations.
- 5.3.6. External envelope – walls, roof and floors – shall be rodent proof. Rodent proof mesh shall be provided to underside of building if floor exposed from underside.
- 5.3.7. External doors shall be metal, vandal-proof, and fitted with multi-point locking mechanisms complying with EN 15685, as well as door closers complying with EN 1154:1996 + A1:2002. Lock cases and cylinders shall comply with EN 12209:2003. If a door is outward-opening, door tiebacks shall be provided to secure it open against the building.
- 5.3.8. All water pipework to be insulated including cold water pipes.
- 5.3.9. Incoming water connection shall be provided via an insulated valved pipe connection. Wastewater connection shall be via a horizontal waste pipe protruding through rear wall of each unit. Shower and wash hand basin waste shall be on separate waste pipe. Shower and wash hand basin shall not be connected to the toilet waste outlet.
- 5.3.10. Finished ceiling height to be 2,400mm above the finished floor level.
- 5.3.11. External of building to be spray painted to the select colour RAL5026.

5.4. Electrical

- 5.4.1. All electrical lighting and circuits shall be compliant with I.S. 10101:2020.
- 5.4.2. A Safe Electric Completion Certificate required. A Cert 3 and a copy of test record sheets for all circuits shall be supplied.
- 5.4.3. All lighting shall be energy-efficient LED. Minimum of 600 LMs per square metre to be provided. LED battens shall be provided in the canteen and drying room. LED bulkheads shall be provided in the sanitary facilities.
- 5.4.4. All water heaters and showers shall be on individual circuits. Water heaters shall be 10L electric water heaters.
- 5.4.5. All water and wall heaters shall be connected to fused spur outlets.
- 5.4.6. Emergency lighting compliant with I.S. 3217:2023 shall be provided throughout the units.
- 5.4.7. A male 32-amp, single-phase external socket shall be provided for incoming electrical connections at each unit. The connection shall be positioned at a high level and protected from inclement weather.
- 5.4.8. An external, waterproof, IP65-rated double socket shall be provided beside the canteen door.
- 5.4.9. One external, wall-mounted PIR LED floodlight shall be positioned above the entrance door, controlled via a PIR sensor and an externally mounted IP65 switch at each portable unit. The floodlights shall be a minimum of 50 W LED and a minimum of 5,000 lm.
- 5.4.10. All electric heaters, hand dryers and electric extractors shall be compliant with I.S. EN 60335.
- 5.4.11. One mains-powered smoke alarm, with an integrated 10-year tamper-proof lithium battery backup, compliant with I.S. 3218:2024 shall be provided in each unit.

5.5. Materials

- 5.5.1. All hardware, mechanical installations, and electrical installations shall include a comprehensive 5-year warranty.
- 5.5.2. All floor coverings shall be be hard-wearing linoleum in select colour and slip-resistant (R rating >11).
- 5.5.3. Furniture is excluded unless noted otherwise below.
- 5.5.4. All wastewater connections at the Welfare Unit shall be plumbed to rear wall, the wastewater connections at the Drying Room shall be plumbed to the side wall.
- 5.5.5. All surface lining materials shall achieve aClass B-s3, d2 (Class 0) fire-rating performance.
- 5.5.6. Internal doors shall have gloss painted softwood architraves and skirting, chamfered profile. Skirting shall be 14 x 150mm. Architrave shall be 14 x 100mm
- 5.5.7. Windows shall be Secure by Design uPVC frames with double glazed panels incorporating over glass trickle vents to all opening casements. Integrated cills, trims and flashings all in matching white uPVC. Window opening light mechanism shall be lockable and DDA compliant.
- 5.5.8. All doors shall have locking devices that can be opened via thumb turn in the direction of escape including external doors.
- 5.5.9. All wall surfaces shall be painted with two coats of light grey emulsion paint. All ceilings shall be painted with two coats of white emulsion paint.

Welfare Unit

5.6. Canteen

- 5.6.1. Hot and cold water shall be supplied to the kitchen taps. A fresh water supply shall be provided to the kitchen sink's cold tap. The under-sink water heater shall provide hot water to the sink.
- 5.6.2. Kitchenette: A worktop counter space with a stainless-steel sink and drainboard shall be provided. The kitchenette shall span the full width of the unit. Under-counter closets shall be installed, leaving space for an under-counter fridge (fridge is outside of the contract). The carcass and doors shall feature a matching dark-monochrome colour. All doors shall be adjusted on-site before handover to ensure level alignment and proper operation. Handles shall be chrome and T-bar shaped.
- 5.6.3. Wall tiling shall be provided above the kitchen work top to underside of the wall-hung units. Chrome angle beads and trims shall be used at all exposed edges including returns at window reveals. Tiles shall be fully bedded in appropriate adhesive suitable for the wall finish and in compliance with the tile manufacturer's guidance.
- 5.6.4. Overhead cabinets need to match quality and colour of under counter units. Overhead cabinets shall be 400mm depth and full width of unit.
- 5.6.5. Three 1mx1m partly openable windows with internal blinds and anti-vandal external protection shall be incorporated to the front wall.
- 5.6.6. Grounds shall be installed within the stud wall to facilitate shelving on one wall.
- 5.6.7. Eight coat hooks shall be installed on one wall, fixed to the grounds within wall.
- 5.6.8. A fuse board shall be installed in the canteen on the wall near the external exit.
- 5.6.9. Two wall-mounted electric radiators, complete with electronic thermostat and programmable timer controls, shall be provided. The radiators shall be compliant with I.S. 10101 and sized to achieve and maintain an indoor temperature within the range of 20°C to 22°C.

- 5.6.10. Six 13-amp double sockets in total shall be provided (3 double sockets at counter height in the kitchenette and 3 double sockets at low levels on the walls).
- 5.6.11. Emergency lighting and an Illuminated Exit Sign compliant with I.S. 3217:2023 shall be provided.

5.7 Toilet room

- 5.6.12. One toilet, compact laminate (solid grade laminate - SGL) or moisture-resistant high-pressure laminate (HPL) door.
- 5.6.13. Wash hand basin with mirror. Wall tiling is to be provided above the sink. Chrome angle beads and trims are to be used at all exposed edges. Tiles shall be fully bedded in appropriate adhesive suitable for the wall finish and in compliance with the tile manufacturer's guidance.
- 5.6.14. Hot and cold water supply shall be provided to the wash hand basin. A fresh water supply shall be routed to the cold tap. An under-sink water heater shall be installed to provide hot water to the wash hand basin.
- 5.6.15. One wall-mounted electric radiators, complete with electronic thermostat and programmable timer controls, shall be provided. The radiators shall be compliant with I.S. 10101 and sized to achieve and maintain an indoor temperature within the range of 20°C to 22°C.
- 5.6.16. One compact, low-power, and touchless electrical hand dryer.
- 5.6.17. One high-level openable window with external anti-vandal protection.
- 5.6.18. One timer-controlled 100 mm axial extractor fan, which shall be linked to the lighting circuit.

Drying Room Unit

5.7. Drying room

- 5.7.1. Two 1x1m double-glazed, tilt and turn PVC windows featuring multi-point locking shutters.
- 5.7.2. Built-in benching with hooks above and an open space underneath for boots, configured to accommodate 21 crew members.
- 5.7.3. Two wall-mounted, humidity- and timer-controlled 150mm IPX4 rated axial extractor fans to be installed in the drying room.
- 5.7.4. Two wall-mounted electric radiators, complete with electronic thermostat and programmable timer controls, shall be provided. The radiators shall be IP24 rated, compliant with I.S. 10101 and all applicable standards, and sized to achieve and maintain an indoor temperature within the range of 25°C to 30°C.
- 5.7.5. Seven built-in, 1.8 m high metal lockers, leaving space for an additional 14 lockers of a similar size (the 14 lockers are outside of the contract).
- 5.7.6. Three indoor LED batten light fixtures compliant with I.S. EN 60598 to be provided in the drying room.
- 5.7.7. Emergency lighting and an Illuminated exit sign compliant with I.S. 3217:2023 shall be provided.

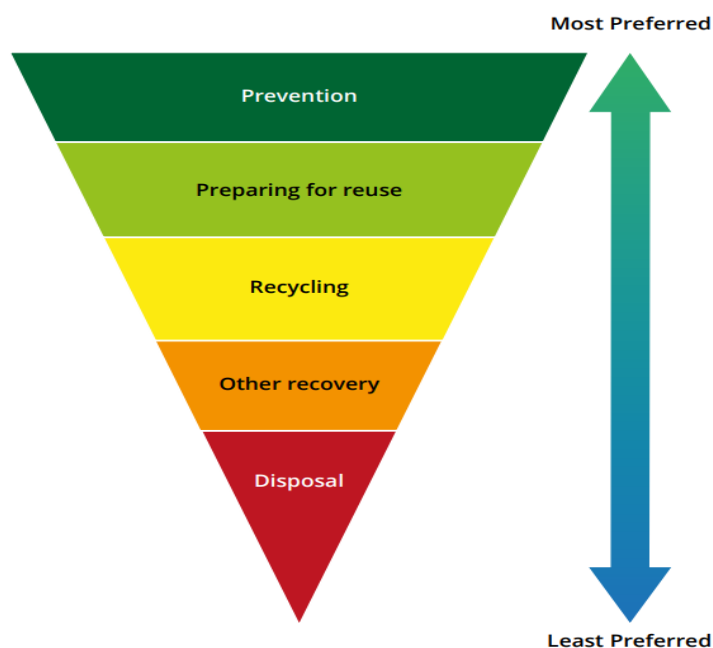
5.8. Shower room

- 5.8.1. All walls shall be moisture proof PVC cladded.
- 5.8.2. One airtight, inward-opening, lockable door (PVC or composite laminate) shall be provided.
- 5.8.3. One shower unit equipped with a pumped electric shower, shower curtain rail with shower curtain, towel and clothes hooks, and moisture-proof, PVC-coated walls.
- 5.8.4. One LED bulkhead light compliant with I.S. EN 60598 shall be installed in the shower room.
- 5.8.5. A wash-hand basin with an overhead mirror shall be provided.
- 5.8.6. Hot and cold water shall be supplied to the wash-hand basin. Fresh mains water shall supply the cold tap. An under-sink water heater shall provide hot water to the wash-hand basin.
- 5.8.7. One compact, low-power, and touchless, IP24 rated electrical hand dryer shall be provided.
- 5.8.8. One timer-controlled, 100mm, IPX5-rated axial extractor fan shall be installed, with extraction linked to the lighting circuit.
- 5.8.9. The shower base shall be lightweight, durable, and highly resistant to cracking.
- 5.8.10. Emergency lighting compliant with I.S. 3217:2023 shall be provided.

6.1 Green / Sustainable Initiatives

- 6.1.1. Marks will be awarded to suppliers that can demonstrate a practical commitment to climate action, environmental considerations, and/or the circular economy. Practices may include, but are not limited to, reducing carbon emissions (at production, shipment, or delivery stage) and the use of eco-friendly or recycled materials in the production and packaging of plants.
- 6.1.2. Four criteria can be assessed under Green / Sustainable Initiatives as follows:
 - 6.1.2.1. Membership in environmental advocate organisations or accreditations: Environmental Management and Accreditation.
 - Tenderers are requested to provide details of their membership in the Irish Green Building Council (IGBC), or other relevant similar environmental advocate organisations.
 - Tenderers are requested to provide details of their environmental certification (e.g. ISO 14001: 2015, ISO 14090:2019, or similar).
 - 6.1.2.2. Measures to minimize the environmental footprint during manufacturing and transportation:
 - Tenderers are requested to provide details on the use of sustainable, eco-friendly, or recycled materials in the proposed units.
 - Tenderers are requested to provide details of reducing carbon emissions during the production, shipment, or delivery stages.
 - 6.1.2.3. Reuse of materials or demonstration of good waste management practices within the organisation in delivering the units:
 - Tenderers are requested to provide details of the waste management practices at their manufacturing facilities. Tenderers that demonstrate excellent segregation of waste streams at source, rather than relying on skips, will score higher.
 - 6.1.2.4. Proposal for reuse, recycling or disposal of the removed welfare unit as detailed below.

- Tenderers are requested to provide a proposal detailing how they will either dispose of, recycle, or reuse this unit. Proposals will be scored in line with the EPA waste hierarchy (see the figure below).



6.2 Removal of Existing Welfare Unit from Danshaughlin Depot

- 6.2.1. The successful tenderer shall be responsible for the complete removal of the existing welfare unit from the Site and shall assume ownership of the unit upon its removal.
- 6.2.2. Thereafter, the unit may be retained, repurposed, recycled, or disposed of by the successful Tenderer in accordance with all applicable statutory and environmental requirements.
- 6.2.3. A condition report for the existing welfare unit is provided under Drawing/Document Reference TRA-00-10-03-07 for information purposes only. Tenderers shall satisfy themselves as to the condition, suitability, and extent of works associated with the removal of the existing unit. A site inspection has been arranged to facilitate Tenderers in undertaking their own assessment of the existing conditions and constraints.

Figure 1 Waste Hierarchy - EPA RWMP Best Practice Guidelines