

SCOPE OF WORK

Construction of Toilet Block Extension – Sales Point D'Épinay

1. Project Information

Client: Mauritius Co-operative Agricultural Federation Ltd

Site Address: Old Flacq Road – B20, D'Épinay

Nature of Works: Extension at ground floor to be used as Toilet Block (Reinforced Concrete Building)

Approved Floor Area: 6.43 m² (per approved plans)

Building Permit Reference: BLP3-PDC-2026-869, issued by The District Council of Pamplemousses on 12/06/2026

Permit Validity: Construction must commence within 3 years of permit date, failing which the permit lapses

This Scope of Work (SOW) describes the construction, plumbing, electrical, finishing and ancillary works required to complete the toilet block extension in accordance with the approved Building & Land Use Permit and accompanying drawings (Drawing Nos. 1–8, Rev. March 2026).

2. General Description of Works

The proposed works comprise the construction of a reinforced concrete block-and-concrete structure consisting of one bathroom and two toilets, together with a covered 1-metre-wide corridor extending across the front of the three doors to provide privacy and weather protection. The roof over the toilet/bathroom block and the corridor will be finished in coloured profile sheeting (blue).

- Substructure: R.C. strip footing and concrete base as per approved foundation plan
- Superstructure: Concrete block walls with R.C. columns, beams and ground floor slab
- Roofing: Profile sheet roofing (blue) over the toilet/bathroom block and the front corridor
- Corridor: 1.0 m wide covered corridor running along the front of the 3 doors (Bathroom, Toilet 1, Toilet 2)
- Rainwater disposal: Downpipes connecting to soak-away / catch pit as per approved detail (Sheet No. 7)

3. Room Schedule & Dimensions

Item	Element	Description / Specification
3.1	Bathroom	Internal dimension 1,650 mm (L) x 1,500 mm (W) x 2,150 mm (H). Fitted with shower head, 1 tap and tiling to all walls up to 1,800 mm height.
3.2	Toilet 1	Internal dimension 1,650 mm (L) x 900 mm (W) x 2,150 mm (H). Fitted with 1 no. European-style toilet bowl with water spray. Tiling to all walls up to 1,000 mm height.
3.3	Toilet 2	Internal dimension 1,650 mm (L) x 900 mm (W) x 2,150 mm (H). Fitted with 1 no. European-style toilet bowl with water spray. Tiling to all walls up to 1,000 mm height.
3.4	Corridor	1.0 m wide covered walkway extending across the front of the 3 doors (Bathroom, Toilet 1, Toilet 2), fitted with 1 no. small wash hand basin and closed off with 1 no. aluminium door. Roofed in blue profile sheeting for privacy and weather protection.

4. Structural Works

- Concrete base: 3,900 mm x 2,650 mm, cast as per approved foundation plan (Sheet No. 6)
- R.C. strip footing, hardcore filling, blinding layer and polythene damp-proof sheeting as per approved detail
- R.C. columns and bases (L-type column and base as per structural detail)
- R.C. beams as per Beam Details (Sheet No. 8)
- Ground floor R.C. slab, reinforced as per approved slab detail

- Concrete block walls to full height, plastered internally and externally

5. Doors and Windows

Item	Element	Description / Specification
5.1	Aluminium Doors	4 no. aluminium doors, size 800 mm x 2,000 mm each – 1 no. to Bathroom, 2 no. to Toilet 1 and Toilet 2, and 1 no. to the corridor entrance.
5.2	Windows	2 no. small aluminium windows, size 600 mm x 600 mm each – 1 no. to Bathroom and 1 no. to Toilet (shared wall/ventilation opening).

6. Roofing Works

- Supply and installation of profile sheet roofing (colour: blue) over the toilet/bathroom block
- Extension of profile sheet roofing (colour: blue) over the full length of the 1 m corridor to cover all 3 doors
- Fixing of ridge caps, flashing and fascia boards to manufacturer's specification
- Roof structure (purlins/trusses) sized and fixed to safely support the specified roof covering and local wind loading
- Painting of all galvanized tube with base coat(primer) and white paint.

7. Tiling and Finishes

Item	Element	Description / Specification
7.1	Bathroom Tiling	Wall tiling to all sides of the bathroom, from finished floor level up to 1,800 mm height. Floor tiling with non-slip, water-resistant tiles and finished falls to floor drain.
7.2	Toilet Tiling	Wall tiling to all sides of both Toilet 1 and Toilet 2, from finished floor level up to 1,000 mm height. Floor tiling with non-slip, water-resistant tiles.
7.3	Corridor Flooring	Non-slip floor finish to the covered corridor, matching the finished floor level of the toilet block.

8. Plumbing Works

- Supply and installation of 2 no. European-style toilet bowls, each fitted with a water spray/bidet spray
- Supply and installation of 1 no. shower head and 1 no. tap to the bathroom
- Supply and installation of 1 no. small wash hand basin in the corridor, complete with tap and waste connection
- Supply and laying of PVC Ø100 mm soil/waste pipework, connected to the approved soak-away / catch pit
- Water supply pipework connected to existing site water supply, including isolation valves to each fitting
- Testing of all plumbing installations for leaks prior to tiling closure and handover
- Supply and installation of 3 floor drain for 2 toilets and 1 bathroom.

9. Electrical Works

- Supply and installation of lighting points – 1 no. light point to the Bathroom and 1 no. light point to each of Toilet 1 and Toilet 2
- Provision of a light point/fitting to the covered corridor
- Wiring, switches and circuit protection (MCB) connected to the existing electrical distribution board on site
- All electrical work carried out by a qualified electrician and tested prior to handover

10. Painting Works

- Preparation and painting of all exposed concrete/block walls – interior surfaces, above tiled dado level
- Preparation and painting of all exposed concrete/block walls – exterior surfaces
- Minimum two coats of weather-resistant emulsion/exterior paint on external surfaces, white color
- Making good and painting of ceilings/soffits within the toilet block and corridor

11. Site Works & General Conditions

- All works to be carried out strictly in accordance with the approved plans and Building & Land Use Permit Ref. BLP3-PDC-2026-869
- No construction to be carried out on existing drains, absorption pit or sewer line
- No mixing of concrete or storage of building materials on the road
- Contractor to be solely responsible for any damage caused to neighboring properties during construction
- Covered garbage bin to be provided and kept accessible from the access road
- Site to be kept clean and all construction debris removed on completion
- The Contractor shall notify MCAF in writing as soon as reasonably practicable, and preferably within seven (7) calendar days of becoming aware of the Force Majeure event, providing details of the event, its expected impact on the Works and the measures being taken to minimise the delay.

12. Exclusions

- Furniture, fittings and equipment not listed in this Scope of Work
- Connection/upgrade works to the main municipal water and sewer network beyond the site boundary, unless separately instructed
- Landscaping and external paving beyond the corridor and immediate building surrounds

Mauritius Co-operative Agricultural Federation Ltd
1 October 2026