**Nursery Specification Draft**

**Overview**

Godmanchester Town council has recently taken ownership of a 5-acre Community Plant Nursery, as part of the change in ownership we are currently working through upgrading and improving the nursery’s facilities. The nursery grows produce onsite which it sells to the local community, with the focus being on growing plants, fruit and vegetables which are environmentally friendly. The site is managed by Godmanchester Town Council, but most of the day-to-day work is carried out by a volunteer team, including a team of adults with additional needs.

The town council’s aspirations are to increase footfall and usage of the site by the local community. In 2020 the Community nursery received a grant along with funding from the Community Infrastructure Levy (CIL) to improve the site, part of this project includes installing new toilet facilities onsite and to build a new classroom facility. We also want to install a small kitchen building, which we can use to sell hot drinks and snacks to our visitors, and for food preparation when we use our pizza oven and BBQ area.

**The site**

Please note that the site has a gated entrance off an access road that can have parked cars, the quotation will need to consider any access issues. The site has neighboring housing and so consideration would need to be given to ensure that the successful bidder do not overly disrupt our neighbors during the project. The site will also have to remain open for visitors and volunteers throughout construction. We would expect the site to be left in a clean condition ready for use when the project is finished.

**Services**

The nursery site currently has mains electricity and mains water but has no access to local sewerage. We will be looking for a bid which offers a full turnkey solution, bringing services to the two new buildings from existing supplies.

As part of the tender bid, we will need an adequate sewerage solution installed such a septic tank connected to both buildings.

**Building design**

The community nursery is a local green space, and the external views of the buildings are extremely important to us. We would like both buildings to match aesthetically and fit with their surroundings. Ideally the buildings would be clad with a natural looking product such as a hard wood, or any other natural looking finish.

Green credentials are important to the community nursery and additional options for increasing the green credentials of the building would be welcomed. The inclusion of a sedum roof on one or both of the buildings (subject to cost) would be an option the nursery would be keen to explore.

**Building 1 – Classroom Building**

The classroom building is key to our improvement plans for the nursery, we see it as a community space where groups can meet when hiring the venue, and where we can hold education sessions with school or volunteer groups. The space must be multifunctional and hard wearing as it sited on a nursery which can be muddy during the winter months.

The building will be sited looking out to our heritage orchard and vegetable garden, because of the beauty of the site we would expect the successful bid to have large opening doors out onto our patio, so that groups can easily move between the indoor and outdoor space. The building should be light and airy.

The classroom building will need two toilets one of which must be a DDA toilet. It must also have a small area for coffee and tea to be made for our hirers.

The building must not exceed 200m3 or exceed 4m so that it can be built under permitted development, no planning permission will be required.

There is a large Alder tree based near the building and marked on the site plan. Damage and effects on the tree must be considered with the planning of works.

We have supplied a basic plan for the building; however, we are happy for slight changes to the dimensions or layout so long is it is in keeping with our vision.

**Building 2 – Kitchen and public toilets**

Building 2 should aim to enhance the experience our visitors have when they visit the nursery. We envision the kitchen serving takeaway food and drink for the public to enjoy when visiting the site. There should be a hatch for serving customers through, and a fully equipped kitchen with dishwasher, microwave, oven and fridge freezer.

The two toilets should be accessible from outside one of which should be a DDA toilet.

We have supplied a basic plan for the building; however, we are happy for slight changes to the dimensions or layout so long it is in keeping with our vision.

Godmanchester Town Council is looking to purchase a ‘turn key’ solution design and install building package for our Plant Nursery site. The site is a Local Green Space and therefore sensitive in terms of any development – we are therefore looking for a sympathetic building that is both attractive, aspirational and hard working. WE are funding this project from a grant and Community Infrastructure Levey (CIL) receipts and this is a ‘once in a lifetime’ opportunity for us to ensure the new accommodation provided by the building will be flexible enough to accommodate needs over time, has a good lifespan and be low maintenance, whilst being a comfortable with good environmental credentials.

**We are looking for:**

* An indoor, year round space that can function as classroom / meeting room / activity space for a minimum of 30 people. We expect that the floor covering will be washable surfaces. We expect that the building will be decorated to pre-agreed colour scheme with suitable lighting to meet uses specified. The building will need to include services and heating.
* A kitchen (reheating and preparation) to be used in conjunction with the indoor space but not commercial). Ideally this would not be within the main space to enable it to be used independently or any main room hire. We would want cupboards and worktops installed. and for it to be ready for use complete with cooker, microwave, fridge and dishwasher. We expect that the floor covering will be washable surfaces. We expect that the building will be decorated to pre-agreed colour scheme with suitable lighting to meet uses specified.
* Toilet facilities, including a fully accessible toilet with baby change, within the main building, suitable for a building that may regularly have 30 users are any one time, including school children. We expect that the floor covering will be washable surfaces. We expect that the building will be decorated to pre-agreed colour scheme with suitable lighting to meet uses specified.
* We would need lockable equipment cupboard so that cleaning materials and equipment (including mops and hoovers etc) can be stored close to hand.

Please note that the site has a gated entrance off an access road that can have parked cars – the quotation will need to take into account any access issues. The site has neighbouring housing and so consideration would need to be given to this to ensure that we (including the successful bidder) are good neighbours during the project. The site will remain open for visitors and volunteers during the project. We would expect the site to be left in a clean condition ready for use when the project is finished.

The site has power and water, but these will need to be upgraded and relocated to serve the new temporary building – this should be part of the quotation as we would wish all works to be completed by the successful bidder. The site does not have mains drainage and so we would expect the quote to include the necessary provision to deal with the toilets being provided in the quotation.

The site is within an old Roman Town although the area of the Nursery is outside of the old settlement. Godmanchester Nursery is within Flood Zones 2 and 3.

We would expect that successfully bidder to manage the planning application process required to secure consent for the installation and to indicate the expected phases of work in terms of timescales.

As this is grant funded we would wish for the installation, sign off and all costs to have been settled on later than 30th November 2021.