



BRIXWORTH COMMUNITY HALL EMPLOYERS REQUIREMENTS

1) INTRODUCTION

The existing Hall was opened in 1999 and has had no refurbishment since then. The first-floor lighting hangs low and does not meet modern standards. The floor is concrete and not suitable for some activities such as indoor sport, Zumba and other dance activities. The structure is in sound condition and is maintained by the County Council.

The project will widen the use of the Community Centre. It will provide a limited number of indoor sports and leisure facilities which can be enjoyed by the wider community. At present there are very limited indoor sports facilities within Brixworth.

The Community Centre is situated on Spratton Road, Brixworth. This is within the Village Centre. The Community Centre is a 'community hub' sharing its premises with the Library (With Children's Centre), Community Café and Customer Services 'One Stop Shop' which is operated by volunteers.

As the hall is a central site, it is also within walking distance from all parts of the village.

The existing first floor area measures approximately 14.5m long x 8.0m wide. Actual size to be checked on site, providing a nett floor area of approximately 106sq.m..

Brixworth is an attractive location and is a growing community. (Population of 5228 in 2011) There are currently 2094 properties within the Parish (2020 tax base)

2) OBJECTIVE

Brixworth Parish Council (BPC) wish to engage with a design and build multi-disciplinary contractor (the contractor) to undertake the following 'one stop shop services', namely;

- Develop the clients design brief as outlined within this document and provide a detailed "Scope of Works" with the provision of all relevant information, typically but not limited to drawings, schedules, specifications and the like.
- Undertake all necessary site surveys and investigations in order to achieve the objective.
- Provide fully costed options where necessary.
- Provide a fully costed breakdown of the works together with an activity schedule.
- Provide a suitable programme in excel format that outlines all design, procurement and construction activities.
- Produce and agree a final set of documents that represent the 'works'
- Enter a Building Agreement/Contract (with contractors design) between 'Brixworth Parish Council' and the 'Contractor'.

- Following agreement, undertake and manage all design, construction works, and the like as outlined in the agreed Scope of Works from conception to completion, handover and testing and commissioning.
- Upon completion, issue to BPC two sets of Health and safety files/Operation and Maintenance manuals in hard copy (word) and one electronic copy. All drawings in pdf and AutoCAD format (dwg)
- Act as Principle Designer and Principle Contractor under the Construction (Design and Management) Regulations 2015.

FIRST FLOOR PLAY AREA AND IMAGES

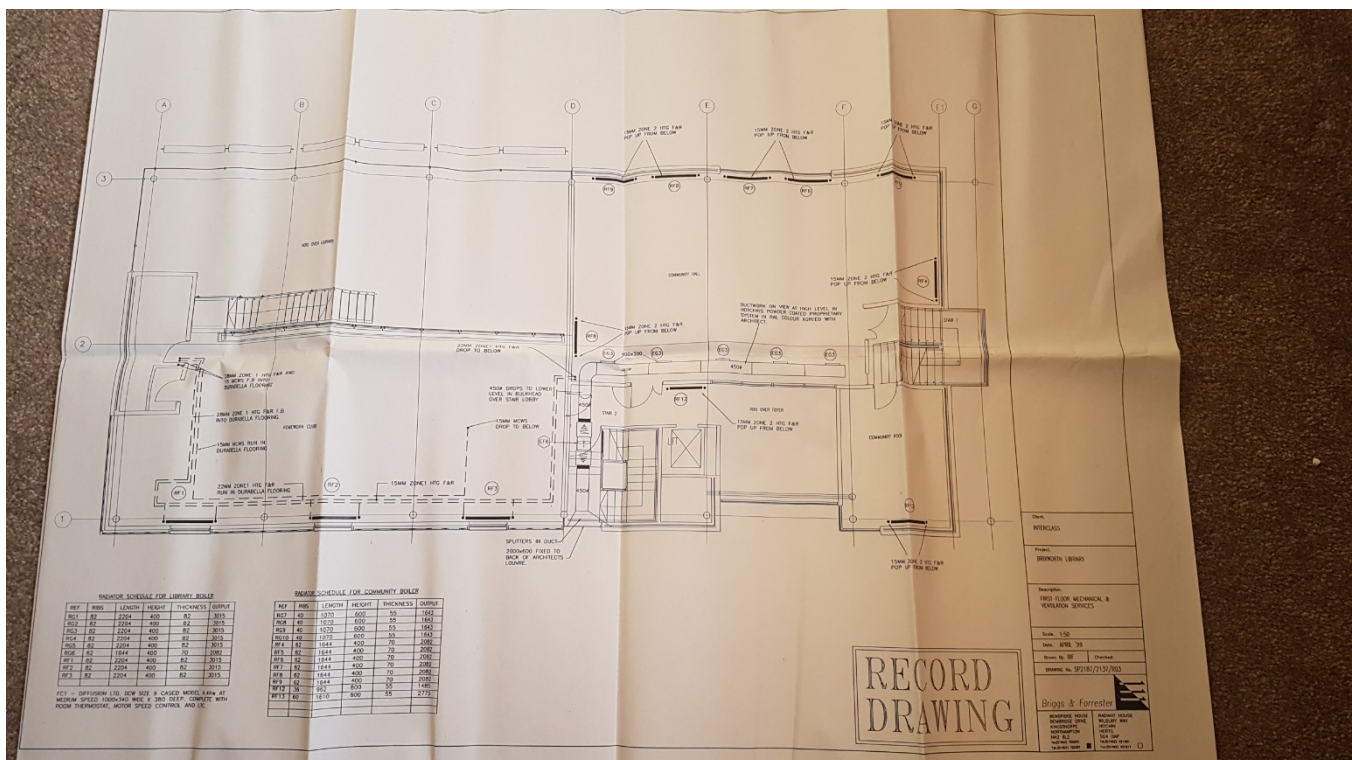




Fig 2

Image of west end of the hall showing possible new storage location as outlined within the brief



Fig 3

Image of west end of the hall showing access via the stair core, note the heating and existing lighting facilities suspended from the roof structure.



Fig 4
Image of west end of the hall showing north wall, heating and lighting.

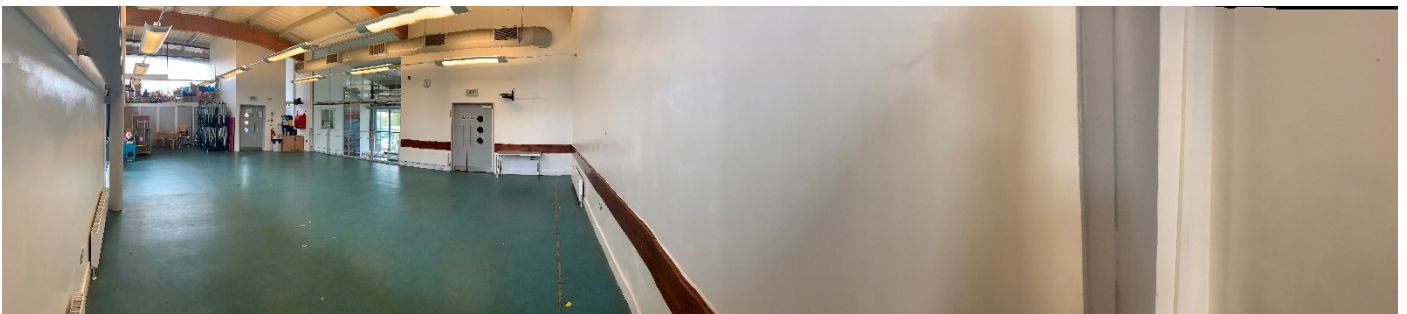


Fig 5
Wide angle view.

3) THE DESIGN BRIEF

BPC core requirements require the 'contractor' to develop the client's requirement and provide a detailed costed Scope of Works, including where necessary 'contractors options', that cover the enhancement and provision of;

- New and improved floor covering more suitable for the needs of the community to undertake such indoor activities as;
 - Basketball
 - Badminton (singles)
 - Ballet Barre (*duel height bar for juniors and seniors fixed and supported from the wall of the new store area*)
 - Netball
 - Judo/Martial Arts
 - Dancing
 - Table Tennis
 - Yoga
 - Pilates
 - Zumba
 - Gymnastics
 - Fencing pistes
 - Climbing wall.....The contractor will be required present options to BPC in respect of this requirement. *Some activities will use supplementary matting that will be kept in the new storage facility.*
- Undertake and apply approved floor markings for such activities as basketball, netball and table tennis (*refer to appendix guidelines*).
- Enhanced and upgraded hall lighting to comply with current CIBSE guidelines, low energy luminaires and increased clearance height to ensure the indoor activities can be undertaken. It is noted that with the existing height of the structure, it may not be possible to provide the preferred height as recommended by various governing bodies, therefore the contractor should maximise where possible (*refer to appendix guidelines for club standards*)
- The provision of an additional storage area to contain sports and community equipment by way of the formation of a lightweight fire rated stud wall, a pair of fire rated doors of suitable width and height (*refer to appendix guidelines*) and fitted internally with a smoke detector, linked into the existing fire alarm system with internal illumination. It is envisaged that the new storage area will be located at the western end of the hall, adjacent to the stair core and be adequate to permit the storage of items at high level.

4) FUNDING

BPC is in receipt of circa **£67,800** of Section 106 money currently held by Daventry District Council. Additional funds may be made available from BPC reserves and subject to full council approval.

The maximum budget for the design and enhancement of the community hall works is **£70,000** (excluding VAT) and any tenders exceeding this amount will automatically be rejected.

The Parish Council will seek feedback from sports clubs. The results of this research may well affect the initial designs. Once a preferred contractor has been selected, funding will be secured from Daventry District Council.

5) SCORING METHODOLOGY

- (0) Unacceptable – the information is either omitted or fundamentally unacceptable;
- (1) Poor – the information has insufficient evidence that the requirements have been met;
- (2) Deficient – the information has minor omissions and demonstrates a limited level of knowledge;
- (3) Satisfactory – the information meets the requirements and demonstrates an adequate level of knowledge;
- (4) Good – the information submitted provides good evidence that the specified requirements can be met and demonstrates a good level of quality and knowledge;
- (5) Outstanding – the information submitted provides very high level of evidence that the specified requirements can be met and demonstrates a very high level of quality and knowledge.

6) OUTLINE PROJECT PROGRAMME

- Tender Submission: XX
- Tenders back: XX
- Evaluation period: XX
- Supplier/Client design consultation: XX
- Pre-contract meeting: XX
- Design confirmation and purchase order: XXX
- On Site: XXX
- Provisional completion: XXX

7) SITE VISIT

The contractor is advised to undertake a detailed site visit to fully understand the existing condition and those elements that may affect his programme and scope of works. Failure to do so will be the contractor's risk.

8) HEALTH AND SAFETY

- Health and Safety
- Compliance with the Health and Safety at Work Act and any other legislation pertaining to these works is the Contractor's responsibility and should be adhered to at all times.
- All relevant CIBSE guidelines.
- IEE Wiring Regulations (18th Edition)
- Due to the nature of the work (Design and Build), it is envisaged that the selected Contractor will take on the responsibility of Principal Designer and Principal Contractor.
- It is anticipated that the Contractor is to undertake all necessary investigations to establish the nature and condition of the site and must ensure the safety of all persons and the works.
- BPC will provide relevant pre-construction information to all tenderers bidding for the work.
- The Contractor should be aware that the CDM Regulations will apply.
- The Contractor should inform CBMDC at the earliest possibility if it is envisaged that the project is notifiable to HSE in order for an F10 Notification to be sent HSE 14.

APPENDIX A

SPORTS HALL DESIGN GUIDE 2012

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APPENDIX B

FLOORS FOR INDOOR SPORTS

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