

BRAMSHOTT AND LIPHOOK PARISH COUNCIL

REQUIREMENTS DOCUMENT FOR TRACTOR SHED AND GROUNDS TEAM FACILITY

INTRODUCTION

This document outlines the requirements to demolish the existing Beacon tractor shed and the connected Willows building on the Bramshott War Memorial Recreation Ground on London Road, (also accessed from Haslemere Road) and to construct a new 8m x 12m x 5.5m purpose built agricultural tractor/machinery shed to meet the needs of Grounds team, as BLPC employees, and to securely house the machinery and equipment with office, mess room and staff toilet facilities.

To provide temporary secure site storage container to store machinery and equipment.

To relocate existing diesel fuel tank along the side of new building.

BACKGROUND

There are currently two buildings on the recreation ground which are the responsibility of Bramshott and Liphook Parish Council. The first, the “Beacon” building is a two-storey construction; the ground floor (commonly known as the ‘tractor shed’) is used for storing grounds maintenance equipment, and has a small area used as a staff room. The tractor shed is approximately 56 m². in floor area, which is now insufficient space to store and move equipment around easily. The staff area is no longer fit for purpose, there are no toilet facilities in the building and showers are required for health and safety reasons. The first floor is accessed by an external metal staircase, resulting in problems maintaining the security of the building.

The single storey building attached to the side of the tractor shed started life as a small wooden pavilion and was known as the ‘Willows’ building. Over many years it has been extended and repaired but is now beyond further repair. The floor area of this building, together with the adjoining section is just under 100 m².

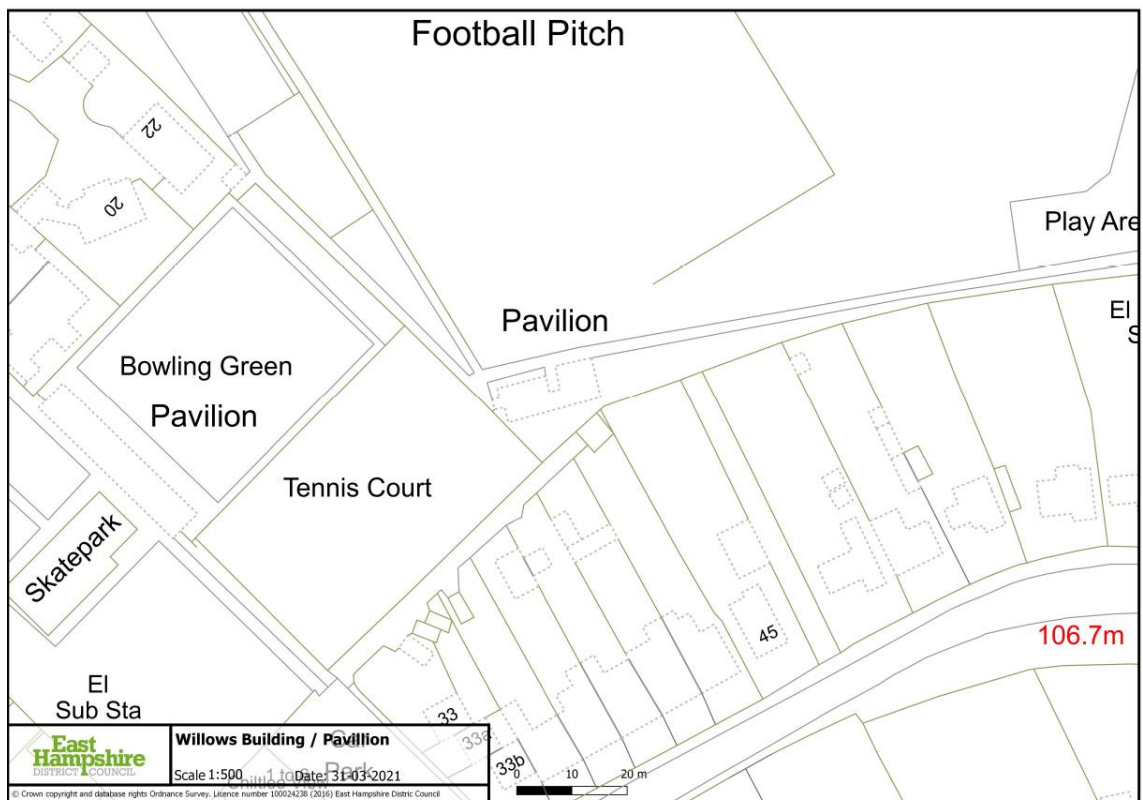
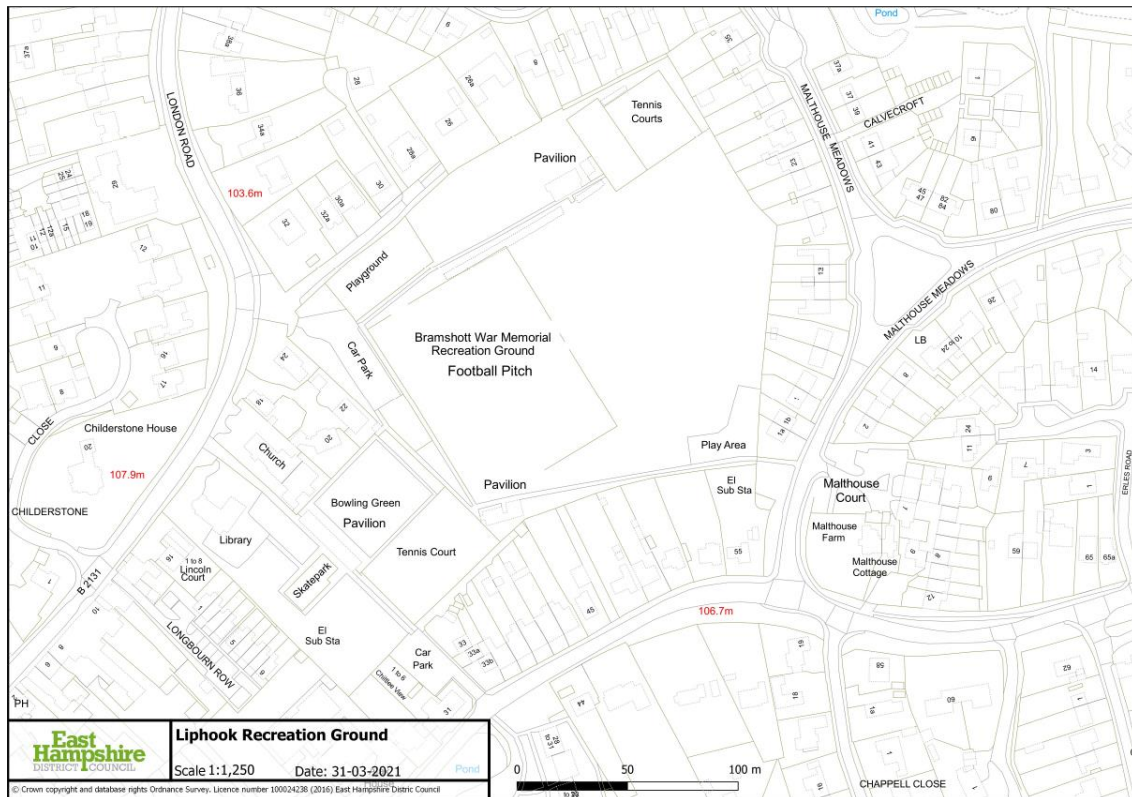
The combined floor area of the existing buildings is 156 m².

TENDER

Contractors are invited to tender for individual lots or the entire project. If tendering for the entire project, prices should be provided for each of the four elements.

LOCATION

Bramshott War Memorial Recreation Ground, Liphook



ACCESS

Access will remain as exists today, via the single-track lane off the Haslemere Road and will continue to be secured by a padlocked metal gate.

Access for construction vehicles will also be via the existing single-track lane.

The construction site will be protected by security fencing. Containers will be located in the car park to store all maintenance equipment until the building work is completed. The car park will remain accessible to users of the recreation ground during the construction period. The containers will be removed off site once construction is completed.

LOT 1 – Demolition of existing Beacon and Willows Building and site clearance.



Requirements

- Mobilise plant, equipment, 'hera's' type fencing and welfare facilities to site.
- Arrange for cap off of utilities - access to mains water to be maintained – outdoor tap and to existing external toilets. Includes SSEN notification and removal of meter, fuse, etc.
- Demolition of the above down to G/F slab (leave in slab to the Beacon Building) grub up remaining slab to 200mm and foundations down to 1.5m, clear from site all resultant demolition materials. The site will be left clean and level on completion of the works.
- Crush and stockpile suitable hard arisings for reuse by others.
- Provision of welfare facilities
- Price to include allowance for Landfill Tax.
- Price to include allowance to take the role of Principal Contractor.
- All works to be carried out in accordance with BS6187/2011.
- Removal of 'hera's' fencing upon completion of the demolition works.
- Provide information required for Health and Safety File following completion of the works.
- Preparation of a detailed Statement of Method to conform to Section 2(ii) of the Health and Safety at Work Act 1974 and the Construction, Design and Management (C.D.M.) Regulations 2015 prior to any works.
- Obtain a Section 81 Demolition Notice that may be required for the proposed work, a copy will be required before commencement.
- Remove Asbestos on IOM survey a copy of which is available upon request.
- Insurance cover
- Pricing to be valid for 90 days

LOT 2 – Supply and erection of The Shed including pouring of concrete base.

The new proposed building will be of cold rolled steel frame construction with box profile, insulated and coated steel sheeting, all to be erected on a concrete base with provision for an outdoor hard standing area.

Requirements – Design, supply, delivery and installation of new building and ground works.

- The new building will be set further back into the south west corner of the Recreation Ground, in a less intrusive position.
- The building will be constructed on approximately the footprint of the previous Willows building.
- The proposed floor area of the new building is 96 m², some 60 m² less than the combined existing buildings.
- The proposed building is to be a reinforced and insulated metal agricultural building.
- The building kit design should comply with Industrial Building Standard BS EN 1993-1-3-2006 and wind calculations BS EN 1991-1-4:2005+A1: 2010.
- It should have roller doors for vehicular access; these would face the same direction as those in the existing building.
- The proposed colour of the building is 'juniper green', or a similar colour enabling the building to blend in with the boundary hedging.
- A mezzanine floor will be added, accessed by an internal staircase.
- The mezzanine floor will provide:
 - Staff (mess) area
 - Storage and drying area for staff work-clothes
 - Grounds Team Manager's office.
- Staff toilets and shower rooms will be located on the ground floor.
- Pricing to be valid for 90 days
- Delivery within 4 – 5 weeks of receipt of final building site approval
- 2 – 4 week installation
- 30 year Manufacturer's guarantee
- Supplier to provide Drawings and Specifications for Building Regs

Specification

Dimensions: 8m x 12m x 5.5m

Wall detail: 35mm Box Profile Wall Cladding, 80mm Composite Plastic coated steel sheeting (Green)

Roof Detail: 35mm Box Profile Roof Cladding, 100mm Composite Plastic coated steel sheeting. 10-degree pitch with skylights. (Green)

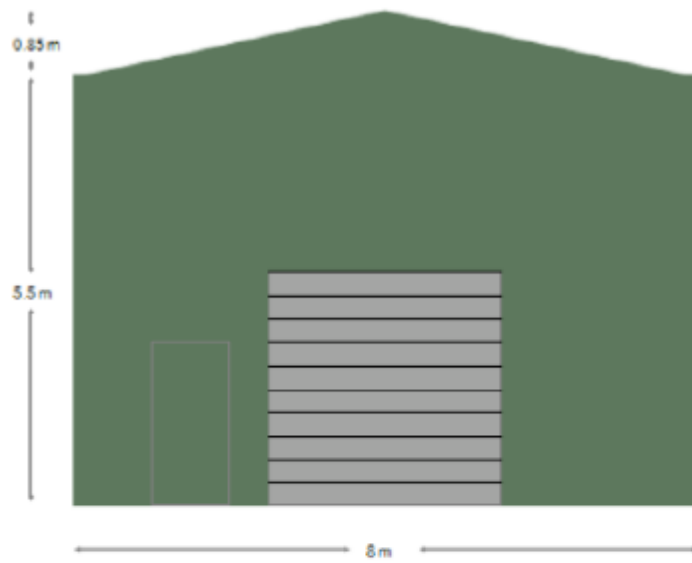
Doors: 1x 3000mm x 3000mm Manually Operated Roller Door (Green) 1x 12 Point Locking Secure Personnel Access Door (Green)

To provide - lockable security bollards in front of steel roller door

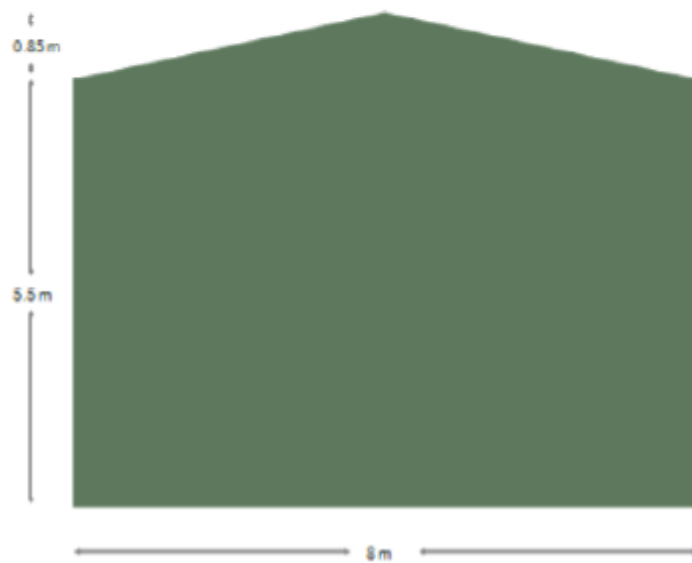
Rainwater: Guttering & Downpipes - Galvanised Steel hot dipped in Plastic coating, (Green.)

Windows: 1x 1000mm x 1000mm White uPVC Window for office. Windows on office room and mess room overlooking workshop area to allow natural light inside.





Right Gable



Left Gable

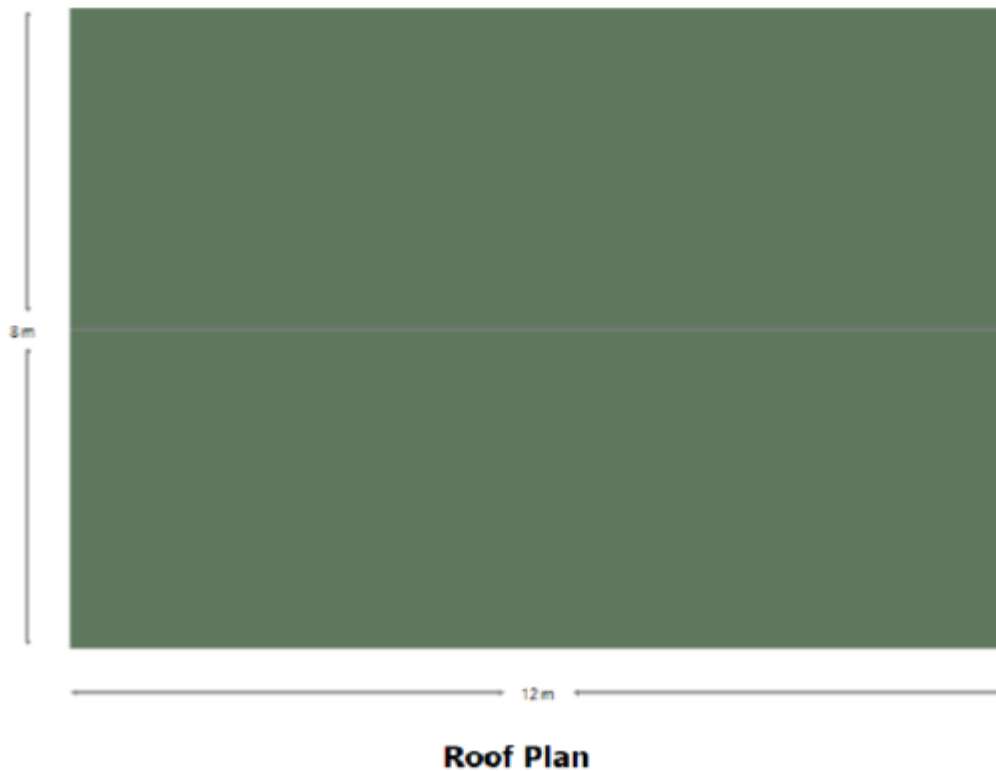


Back Elevation



Front Elevation

Windows should be at west end of front elevation, 1/3rd down (not as above).



Interior space:

An area - 3m x 3m for disabled toilet, a caged area 3m x 3m for secure storage housed below mezzanine floor.

Stairs leading to Mezzanine floor 3m x 8m, through door, into office 3m x 3m, then mess room/kitchenette, 3m x 5m. All interior rooms to be cladded, insulated studwork walls and suspended and insulated ceiling.

Windows on office room and mess room overlooking workshop area to allow natural light inside.

The remaining area 8m x 9m to be open floor space to house tractors/machinery with work bench situated in a corner space, optional butler sink adjacent to work bench for clean down.

Groundworks:

200mm slab (subject to Structural Engineer's design)

Slab - part of the building supplier's responsibility to comply with building regs.

LOT 3 – Internal Fit out including 1st and 2nd Fix

Electrical Requirements

Arrange SSEN to reconnect electricity supply including Fuse unit and Meter.

Power Supply: Connect from existing pole to a new internal distribution board. To include 12 x double 13amp socket points throughout the building, position to be determined

Heating: Circuits plus 3 x Thermal electric radiators for- Mess room / Office/Toilet

Lighting: Circuits plus LED Strip lighting in all areas. Flood lighting front exterior

Security: Circuit with Intruder alarm to be installed and CCTV, with recording facility.

External Security

Low level security light and CCTV on building corners recommended.

Lockable, collapsing bollards in front of roller door.

Internal Security

Lockable tool store/cage.

MEZZANINE FLOOR

Kitchenette and mess room combined.

Kitchenette and seating area for staff to include sink and drainer, hot and cold water supply, under-cupboards and drawer for cleaning materials, cutlery, tea-towels etc., either hot water boiler or kettle, facility for microwave, fridge, waste bin and storage cupboard..

Separate storage and drying area for staff work-clothes, eg lockers, 4 off

Grounds Manager's Office on Mezzanine floor level

Separate office area for grounds manager to include ability to view recreation area; space for desk, filing cabinet, notice board, printer, other storage. Broadband termination, BT Master Socket.

GROUND FLOOR

- Parking bays for tractor/s
- 2 x Staff toilets – 1 of which must comply with disability toilet requirements.
- Shower room
- Hand washing facilities to include steel sink.

Placing shower and toilet to rear of building gives shorter/easier access to existing services.

EXTERNAL

Outdoor Hard Standing to incorporate existing concrete base for wheeled vehicles and equipment and for 'wash-down' and maintenance.

Fencing from rear of building to tennis court area to provide security and privacy for tennis club toilet block.

Small area of land to rear of toilet block providing space for temporary storage and be secured.

1 off 200mm high walled 4 x 5m bunded pad for Diesel tank.

LOT 4

Supply of 1 off 40' container for the temporary storage of machinery and optional 1 off 20' welfare unit with generator.

SUPPLIED BY OTHERS

Staff storage lockers

2m x 2m diesel bund tray (internal)

Large desk and seating for up to 6 people in mess area for reviewing plans, schedules, etc.

Racks for hand tools.

Other workbenches

SITE VISIT

Site visits can be arranged through the council's Property Manager, Peter Jones.

Email: property@bramshottandliphook-pc.gov.uk

Telephone: 07547 227130

TENDER

Tenders must be addressed to the "Proper Officer". You should provide the tender in the envelope specifically provided for this project. Failure to follow this procedure will invalidate your tender and it will not be considered.

This invitation to tender and specific envelop can be obtained from:

The Proper Officer
Bramshott & Liphook Parish Council
Haskell Centre
Midhurst Road
Liphook
Hampshire GU30 7TN

Your tender documentation should be received at the above address by 1 pm on Friday 11th June 2021.

Restrictions

Prospective contactors must not contact any councillor or staff member to encourage or support their tender.

Decision

The contract will be awarded at the council meeting to be held on 28th June 2021.

Peter Stanley
Proper Officer
Bramshott & Liphook Parish Council
10/05/2021