

ISSUED FOR INFORMATION ONLY



**GREAT CHESTERFORD NURSERY/
CHESTERFORD COMMUNITY CENTRE
NEWMARKET ROAD
GREAT CHESTERFORD
CB10 1NS**

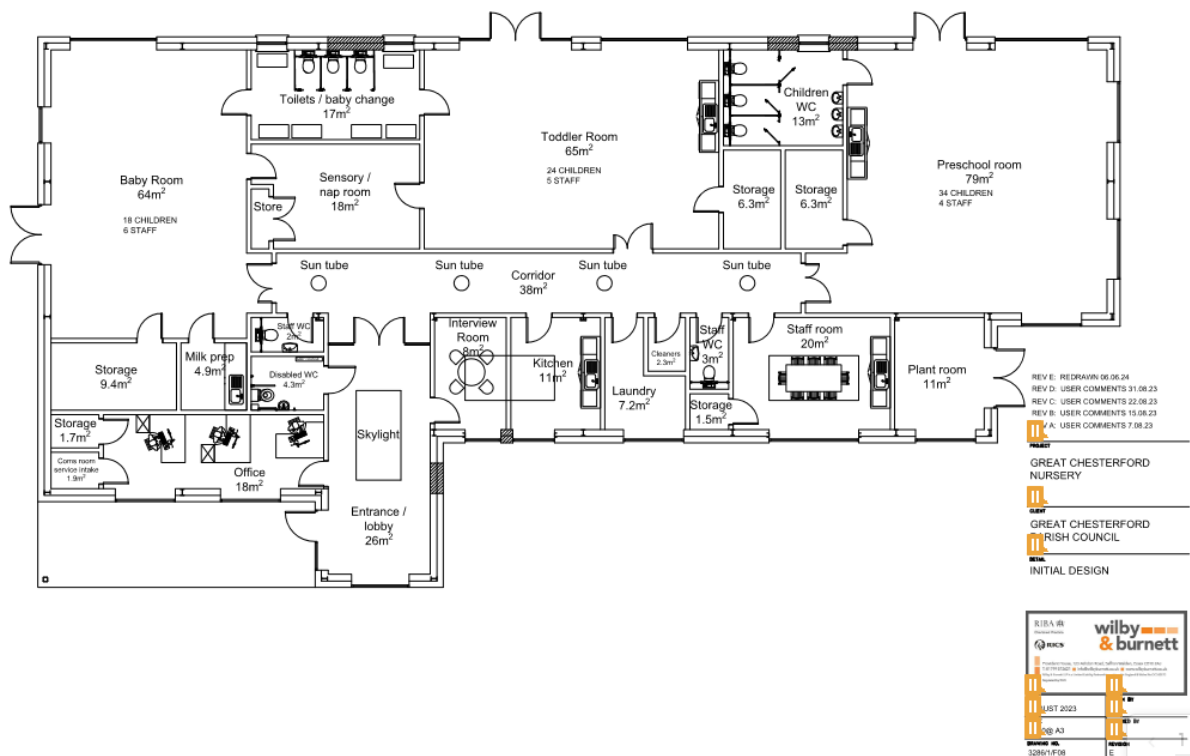
1. Existing site

The existing site is located adjacent to Great Chesterford Community Centre and Bowls Club. Works are to alter the building for the use as a 76 place children's Nursery with all support spaces.

The building will be refurbished both externally and internally to provide a new building reusing the existing structure. The works comprise of:

- Replace existing roof covering,
- Part new steel frame and concrete floor structure
- New M&E
- New walls to form new layout
- Generally refurbish/rebuild the building to completion.

The tendering contractors will be responsible for CDP M&E elements and will need the appropriate design insurance.



Proposed Layout

2. External works

The site has been and will be subject to further Archaeological digs in January 2025 prior to commencement of the contract. Approx. 40% of the areas to be excavated will be clear of archaeology and works in this area can proceed unrestricted. All excavation outside of the cleared areas is subject to archaeological watching brief for all excavations. The Tendering contractors will be expected to work closely with the Archaeology teams on site and minimise disruption between the signed off areas and areas which remain part of the watching brief planning conditions.

External works generally comprises of:

- New site water
- New BT ductwork (contract with BT to run ductwork)
- Foul drainage connection with pump chamber
- New Electrical services connections
- 38no car parking spaces
- Tarmac Footpaths
- Tarmac Play areas and Canopys
- Landscaping / tree management
- Tarmac and permeable blockwork Roadway
- Line marking
- Surface water drainage and soakaways
- New Street lighting



3. Programme:

Registration of interest is required by 20th December
Tenders are anticipated to be invited in early January
Tender return early February
Commencement on site in March
6-month Contract
Completion of works end of August

4. Form Of Contract

Tenders will be invited under the terms of JCT Intermediate Buildings contract with contractor's design.

5. Information which will be provided in tender package

Schedule of works
 Finishes Schedule,
 Ironmongery Schedule,
Internal Layout Drawings
 Small Power layout,
 Fire and Security Layout,
 Fixtures and fittings,
 Mechanical layout drawings,
 Elevations,
 Floor finishes,
 Roof plans,
Structural drawings
 New structure required,
 Modifications required to existing structure,
Civils
 Carpark design layout INC proposed levels,
 Foul water design,
 Surface water design
 Road and carpark sections as proposed.

6. Project Value

It is anticipated the project value will be approximately £1,500,000