



## Toddington Parish Council

### Toddington Parish Council – Luton Rd Pavilion Demolition

#### Scope of Works

##### Building Elements

- Remove all overgrown vegetation within compound area
- Demolish the building in full and remove from site / dispose of all materials
- Retain the GF slab and block all services penetrations
  - o Make good any areas of slab where defective
- Disconnect all services within the building, and remove all systems from site, subject to:
  - o Ditto water supply
- Demolish existing garage unit and replace with a brick shed, dimensions 4m (l) x 3m (w) x 2.4m (h), including:
  - o Single external skin with piers as required
  - o Double security door access (anthracite)
  - o Security shutter to be installed across doors
  - o No windows / glazing required due to potential vandalism
  - o Flat roof required (contractor to propose finish)
  - o No requirement for internal fit-out

##### Services

- Decommission and remove all plumbing and drainage and cap off redundant services, with the exception of 1Nr BGL drainage access for the roof run-off (via guttering / downpipe).
  - o Contractor to assess and price any connection works / distances required
  - o Remove from site / dispose of all redundant systems
- Re-route water main to new brick shed
  - o New supply to be metered
  - o 1 x external tap required
- Decommission and remove from site / dispose of all electrical installations, with the exception of:
  - o Electrical main supply to be re-routed to existing garage location and re-connected to a new board (to be provided by the contractor)
  - o A sub-metered supply is required to the tennis club, to maintain the existing connection provided (from the current board).
  - o 3Nr 110V external connections are required
  - o 4nr 240V external connections are required
  - o 2nr 240V internal connections are required
  - o 1 x PIR LED light is required internally
  - o 2 x external LED flood lights are required externally, mounted above roof level



## External Areas

- Existing fence line is to be amended to smaller compound, for security to the new brick shed
  - New fencing compound to be installed to run to the adjacent resident fence line, to prevent unauthorised access by intruders (can review on site)
    - Double gates are to be moved to new compound
    - Approximately 45m of fencing to be removed
    - Approximately 25m of removed fencing to be installed in new location
  - Fence is to be extended to the current Tennis Club fence line (circa 15m) to prevent access to the / from resident gardens, a gate will be required in this space.
  - Excess fencing is to be stored within the new compound for later reuse by the Client
- External areas are to be levelled and seeded, following removal of the overgrown shrubbery
- Perimeter of the slab is to be ramped where this forms a trip hazard (contractor to propose appropriate solution)

## Tendering Terms

- All works are to comply with any current guidance / regulations applicable to the works.
- All works to be provided with a 12 month defect period (no retention will be sought)
- Any price is to be available for 90 days from the point of tender submission.
- Tenderers are welcome to attend a site visit where the conditions can be discussed in more detail, if required.
- Payment terms to be proposed by the tenderer, and subject to negotiation / agreement with TPC.
- Tenderer is to note that the area is open for public use and suitable protection is to be included both for access (to be monitored at all times, while crossing the field) and the works area.
  - Adequate H&S provision is a key deliverable of this project.