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| **Inclusive Economy**  Property and Infrastructure Service  Town Hall  Upper George Street  Luton  Beds  LU1 2BQ  E: stephen.henry@luton.gov.uk  W: www.luton.gov.uk |

16th November 2022

**SuDS in Schools Project - Warden Hill Junior School & William Austin Junior School**

**QUICK QUOTE REFERENCE: DN644068**

**SPECIFICATION**

This Specification should be read in conjuction with the attached Terms and Conditions enclosed (TC001-PCS-XX-0XX-TC-Z-00001-A-190520) and all other documents included in the invitation document . All documents and your proposal shall form part of any contract if successful.

### A | CLIENT/EMPLOYER

The Employer shall be:

Luton Borough Council

Town Hall

Upper George Street

Luton

LU1 2BQ

### B | SUB CONSULTANT

The successful sub-consultant shall be expected to enter into a Contract with the Employer based on the Terms and Conditions appended to this specification and tender.

### C | SITE

The sites of the project are located at:

Warden Hill Junior School

Birdsfoot Ln, Luton LU3 2DN

William Austin Junior School

Austin Rd, Luton LU3 1UA

### D | PROJECT BRIEF

**Description of Sites**

Warden Hill Junior School

Warden Hill is located off Birdsfoot Lane, and adjacent to Barton Road to the east. The land slopes down from the north and the east so there are overland flows across the school grounds. The school library (as shown by the red circle on the image below) has been flooded several times. Additional issues are caused by surface water flowing across the tarmac playing area, into the sunken seating areas at the eastern end of the building and then freezing, thereby giving inaccessible school grounds.

The school connects to the Thames Water network and there is a network of surface water sewers across the school grounds that convey run-off from paved and roof areas to the Thames Water network. The school has had an independent drainage survey undertaken (see appendices 3 - 4).

Asbestos has been found in the ground, to the school frontage off Birdsfoot Lane, and to the site developed for the Nursery immediately to the south of the main school building.

William Austin Junior School

William Austin Junior School is located off Austin Road to the north and there is foot access from St Ethelbert Avenue to the south. The land slopes down from the south and west so there are overland flows across the school grounds. The entrance into the school (indicated by the arrow on the image below) is a ‘low’ point on the western side of the school building. Surface water run-off accumulation at this point is an ongoing issue and the main entrance is typically affected several times a year.

The school connects to the Thames Water network and there is a network of surface water sewers across the school grounds that convey run-off from paved and roof areas to the Thames Water network

**Statement of Project Requirements**

Warden Hill Junior School

**Tree pits** – a tree pit solution has been designed in conjunction with GreenBlue Urban Limited. This is an infiltration system which allows surface water runoff to infiltrate into the ground over a period of time, reducing the volume of runoff entering the surface water sewer system during a rainfall event. Surface water that would flow across the tarmac surface playing area is collected in slot drains and routed into tree pits.

**Raingardens –** a raingarden solution has been designed in conjunction with GreenBlue Urban Limited. Surface water that would flow across tarmac surfaces flows directly into hydroplanters which are filled with soil and then planted *(see appendix 7)*.

**Flood door** – the existing library doors are to be replaced with a flood door providing a minimum of 300mm flood protection from floor the floor level.

William Austin Junior School

**Tree pits** – a tree pit solution has been designed in conjunction with GreenBlue Urban Limited. This is an infiltration system which allows surface water runoff to infiltrate into the ground over a period of time, reducing the volume of runoff entering the surface water sewer system during a rainfall event. Surface water that would flow across the tarmac surface playing area is collected in slot drains.

**Rainwater harvester** – a water harvesting system has been designed in conjunction with Spel Products. Surface water is collected from roof areas, will be filtered and used as grey water to the school toilet system

**SuDSPlanters** – SuDSPlanters are incorporated into a courtyard area. The planters are supplied by SuDSPlanter Ltd and would take water from downpipes serving roof areas thereby attenuating water from the surface water sewer system

**Documents & Drawings**

Please refer to drawing register.

**Roles**

|  |  |
| --- | --- |
| **Party** | **Role** |
| Luton Borough Council (LBC) | Client |

**Procurement**

London Tenders Portal

### E | OTHER CONSULTANTS

[Describe if any other consultants are appointed and their relationship with this appointment]

|  |  |  |  |
| --- | --- | --- | --- |
| **Discipline** | **Company** | **Appointed?** | **By** |
| Project Manager | LBC | Y | Employer |
| Architect | N/A |  |  |
| QS | LBC | Y | Employer |
| Building Services | N/A |  |  |
| Fire Engineer | N/A |  |  |
| Civil & Str Engineer | TBC | N |  |
| Topo / CCTV Survey | TBC | N |  |
| Principal Designer | **TBC** | **N** |  |
| [ADD OTHERS] | **LBC** |  |  |

### F | SCHEDULE OF SERVICES:

N/A

### G | INSURANCE

Please provide details/evidence of carrying the following insurance with details of any insurer conditions and limitations. The Agreement requires the consultant carry insurance requirements, in this instance the level of Professional Indemnity Insurance required is £5,000,000

The Consultant shall carry Public Liability and Employer’s Liability Insurance for £5,000,000.

**H | PROGRAMME**

|  |  |  |
| --- | --- | --- |
| **Task** | **Milestone Date** | **By** |
| Date of Commencement | 01/02/2023 |  |
| Date of Completion | 31/08/2023 |  |

### I | FEE:

Your fee proposal must:

1. Be valid for a period of six months.
2. Be a firm lump sum for the duration of the works.
3. Include hourly rates for typical grade staff anticipated with the project scope
4. Confirm any stage / monthly payments
5. Include for providing all necessary safety, health and welfare facilities (if necessary).
6. Provide details to demonstrate you satisfy the requirements of a Designer (where relevant) under the CDM (SSIP accredited scheme would suffice)
7. Access to site shall be strictly under permission from the Client
8. The Form of Agreement shall be duly completed at the earliest opportunity without delay upon acceptance of your proposal.

Additional hours shall only be paid upon a formal instruction and issue of a Purchase/Variation Order from the client specifically confirming the fees apply.

Your fee proposal should be returned no later than date outlined in the Quick Quote via the Proactis Portal. If you have any queries, please do not hesitate to contact us via the Portal. .