

## Babraham Parish Council



**Introduction** Babraham Parish Council (BPC) *invites expressions of interest* to add an extension to the existing Babraham primary school hall. The extension will include a meeting room, storeroom, toilets and extended kitchen. The project will also include maintenance to the existing school Hall. This project using public funds to bring modern facilities to this thriving village community. Following receipt of any contractors' expression of interest, the full plans and associated documents will be released for competitive tender on 29th July or as soon as practicable thereafter

Contact details

Site address Babraham Primary School, CB22 3AG

Babraham Parish council

[clerk@babraham-pc.gov.uk](mailto:clerk@babraham-pc.gov.uk)

## Description of the Works

Removal of existing oil fired boiler and oil supply tank and installation of replacement LPG boiler to design provided by the school's accredited heating engineers.

Erection of masonry cavity walls to perimeter to match existing building on trench fill foundations, ground bearing concrete floor slab with insulation and screed, single ply membrane curved roof with glulam beam support and uPVC windows and doors. Associated external paving and landscaping works and contractor designed M&E services to performance specification. All construction is in traditionally recognised format.

## Site Address

**Babraham Primary School, High Street, Babraham, Cambridge CB22 3AG**

## Contact Details

[clerk@babraham-pc.gov.uk](mailto:clerk@babraham-pc.gov.uk)

**Design Team**

Architecture & Planning - KWA Architects (Cambridge Ltd) – Unit F, South Cambridge Business Park, Sawston, CB22 3JH [kwa@kwaarchitects.co.uk](mailto:kwa@kwaarchitects.co.uk) 01223 839992

**Structural Engineers**

MSM Consulting Engineer - 52 Commercial End, Cambridge CB25 0NE  
[mike@msmconsult.uk](mailto:mike@msmconsult.uk)

**Planning & Building Control**

South Cambs District Council Planning app ref: 22/04237/FUL

3C Shared Services Building Control ref 22/05007/FP

**Information to be provided in tender pack**

**Prelims & Form of Contract**

**RIBA Concise Building Contract with Contractors Design**

**Architects Working Drawings & spec**

**M&E Performance Specification**

**Structural Engineers working drawings and spec**

**Estimated Cost of Build**

**£325 – £375K**

**Expressions of Interest - by 29<sup>th</sup> July**

**Main Tender Release, Return & Start on Site Date**

**Tender Release 11<sup>th</sup> August 2025**

**Returns by 19<sup>th</sup> September 2025**

**Start on Site October 2025 subject to agreement with the Primary School– exact date TBC**

**Construction Period**

**Reply to:** [clerk@babraham-pc.gov.uk](mailto:clerk@babraham-pc.gov.uk)

**Please be aware that the construction site is within the grounds of an active primary school. There will be people present at all times of the day and some after school clubs in the evenings. Please be aware that as part of the government's requirements, site staff and visitors are likely to require enhanced DBS checks prior to attending the site.**

**Contractor to be local with local knowledge and /or projects around the area**

**Evidence will be required of similar projects and / or proof of history in building similar projects.**











