

Tilehurst Parish Council – refurbishment of the annex formerly used by the Calcot Community Association.

When providing a quotation against the specification below, please note that all works **must** be finished before the 31<sup>st</sup> March 2022. Specifications are subject to approval by the Council.

A floor plan and approximate measurements can be found on appendix A.

All works are to be carried out in line with current Building Regulations and all relevant certification is to be issued by the end of the project.

Time will be made available for all contractors to visit site prior to the submission of a quotation. Please call Tilehurst Parish Council on 0118 9418833 to arrange a visit. The facilities are currently locked so no access can be gained without an appointment.

Item	Description	Cost
Clearance works	Remove existing bar structure.  Removal of all kitchen fixtures and fittings.  Removal of existing flooring in the main hall and foyer where needed (see individual areas for flooring options).	£
Internal building works	Block off the existing doorway between the cellar and main hall. Wall to be breeze block/brick and finished with plaster.  Block off existing doorway between two separate sections of the cellar. Wall to be breeze block/brick and finished with plaster.  Reinstatement of previous doorway between the cellar and main hall. The previous doorway is believed to be behind the exiting bar structure.	£
Heating	We are looking for low/zero carbon solutions to replace all or part of the existing gas heating system and current installation.  Possible solutions could include heat pumps and/or solar panels.  Recommendations and estimated costs are being sought.	£
Electrical works	Existing wiring to be checked and a Fixed Wire Test to be carried out.  Testing of the current fuse box.  Installation of a second, standalone, fuse box in the cellar for all sockets etc. in this area.  Installation of additional electrical sockets in the cellar. Number and locations to be agreed.	

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	<p>Installation of additional electrical sockets in the main hall. Number and locations to be agreed.</p> <p>To remove the existing light switch panel from the hall and install single switches in alternative locations. Number and locations to be agreed.</p> <p>All electrics to comply with current regulations and relevant certificates to be issued by the electrical contractor.</p>	£
Plumbing	<p>Strip out and cap off all redundant water supplies.</p> <p>All existing plumbing and radiators to be checked and replaced as necessary. (assuming that we haven't replaced these with another heating source, as detailed under the heading of heating above)</p>	£
Outer entrance foyer	<p>Remove and replace existing entrance matting and replace with a similar matting.</p> <p>Flooring: Option A – Remove tiled floor covering and replace with a Anti Slip Flooring (e.g. Altro Classic 25).</p> <p>Option B – Screed over existing flooring with self-levelling screed and cover with Anti Slip Flooring (e.g. Altro Classic 25).</p> <p>Redecoration of area to include repainting of walls, ceiling, and existing external doors.</p> <p>Replace internal doors between the entrance foyers and paint with white gloss.</p>	£
Internal entrance foyer	<p>Flooring: Option A – Remove tiled floor covering and replace with a Anti Slip Flooring (e.g. Altro Classic 25)</p> <p>Option B – Screed over existing flooring with self-levelling screed and cover with Anti Slip Flooring (e.g. Altro Classic 25).</p> <p>Skim ceilings (ahead of repainting).</p> <p>Removal and replacement of existing lighting. Specification of lights to be agreed.</p> <p>Remove and replace door to the sluice room.</p>	

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	<p>Remove and replace internal doors leading to the main hall. Remove and replace internal dividing doors to the Calcot Centre.</p> <p>Redecoration of area to include repainting of walls, ceiling, and existing internal doors.</p>	£
Sluice room	<p>Repair the existing tiled floor.</p> <p>Redecoration of area to include repainting of walls and ceiling.</p> <p>Paint entrance door with white gloss.</p>	£
Small storage room	<p>Remove and replace internal door.</p> <p>Removal and replacement of existing lighting. Specification of lights to be agreed.</p> <p>Remove existing flooring and replace with a Anti Slip Flooring (e.g. Altro Classic 25)</p> <p>Redecoration of area to include repainting of walls, ceiling, and existing internal door.</p>	£
Kitchen	<p>Remove the existing kitchen unit and white goods.</p> <p>Re-design and install new kitchen units, including sink and separate hand washing basin.</p> <p>Remove exiting gas cooker and cap off supply.</p> <p>Flooring: Option A – Remove tiled floor covering and replace with a Anti Slip Flooring (e.g. Altro Classic 25)</p> <p>Option B – Screed over existing flooring with self-levelling screed and cover with Anti Slip Flooring (e.g. Altro Classic 25).</p> <p>Removal and replacement of existing lighting. Specification of lights to be agreed.</p> <p>Removal of existing wall mounted boiler (if alternative heating supply is sourced and installed)</p> <p>Redecoration of area to include repainting of walls, ceiling, and existing internal door.</p>	£

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Main Hall	<p>Repair the ceiling where previous remedial works have been carried out.</p> <p>Skim ceilings (ahead of repainting).</p> <p>Replace fire door next to the kitchen and paint exterior door.</p> <p>Removal and replacement of existing lighting. Specification of lights to be agreed.</p> <p>Remove existing floor covering and replace with a Anti Slip Flooring (e.g. Altro Classic 25)</p> <p>Construct a small “internal bar” area which must include an interior door, lighting, shutter to the front and finished with internal shelving. Design to be agreed.</p> <p>Redecoration of area to include repainting of walls, ceiling, and existing internal doors.</p>	£
	<b>Total Project Cost</b>	£