

Council March 2022

Phoenix House

The January 2022 Council agreed to go out to quotes for a refurbishment of Phoenix House which:

- Gave over more space to the shop/post office for welfare facilities, storage and office space on the ground floor
- Provided residential accommodation across the first and second floor with its own access and sole use of the garden

Based on this, the designs in Appendix 1 were drawn up along with full specs (available from the Clerk should Councillors wish to see these).

The Tender documents were provided to 6 builders, 3 of which undertook a site visit and subsequently provided a quote.

The 3 which provided quotes were Hyde Builders, V Kubillus and David Martin. In no particular order the quotes (excluding VAT) are as follows:

Contractor	Quote (£)	Notes
1	62,479 + allow £1,650 for water services & supply = £64,129	Site visit undertaken when building first purchased Several site visits undertaken with trades since Tender pack released Kitchen design undertaken Has not quoted 4.1 Water services & supply as thinks this needs further consideration with contractor doing new water supply. Recommend budget additional £1,650 for this as that is the higher quote of the other 2 contractors Can start on site in April Estimates 2.5 months for works
2	74,230	Site visit undertaken when building first purchased Site visit undertaken since Tender pack released Can start on site in April/May Estimates 10 weeks for works
3	56,500	Site visit undertaken since Tender pack released Can start on site within 4 weeks Estimates 4-6 weeks for works (Building Groups queried whether this is achievable)

Subject to consideration by our Surveyor, *the Building Group has considered these quotes and recommends accepting the quote from Contractor 1. This is because they have made several site visits with the trades in order to fully appraise themselves of the work and its scope. The quote is therefore felt to be fully researched and reliable.*

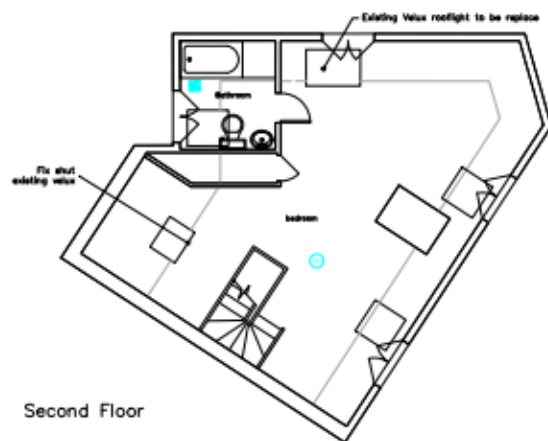
Budget Available

Council has £15,000 in budget + £52,715 earmarked reserves = £67,715 for the works. Other commitments against this budget are...

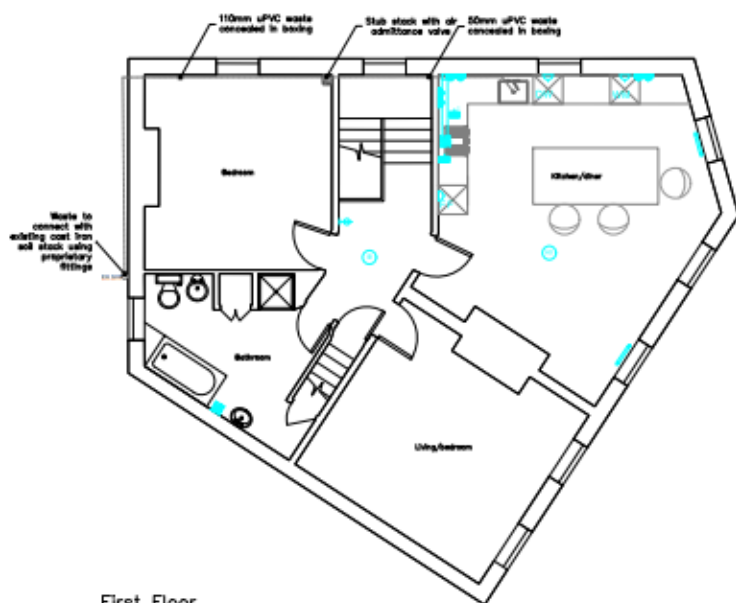
Drawings and Tender Specifications	£2,000
Building Regulations	£ 850
Additional door contacts for Post Office alarm	£ 280
	£3,130 + VAT

This leaves an available budget of £64,585

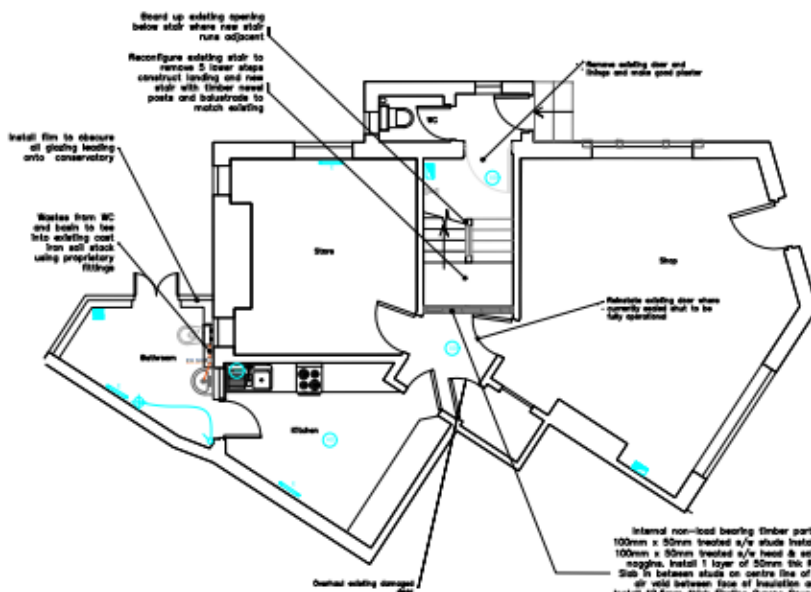
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Second Floor



First Floor



Ground Floor

	Address
	Phone Number
	Email
	Birthdate (if relevant to a meeting point)
	2 addresses (if relevant to a meeting point)
	Driver ID
	Vehicle (if a participant needs to bring a vehicle, please indicate a make)
	State (if a driver's license)
	Insurance (if a driver's license)
	Other
	Identification Information
	Consent (if relevant, indicate date)
	First Day
	Last Day

PLEASE NOTE EXACT POSITION OF ALL ELECTRICAL FITTINGS TO BE AGREED WITH CLIENT PRIOR TO INSTALLATION.
A SAMPLE OF ALL LIGHT FITTINGS, SWITCH PLATES, POWER POINTS, FANCE LIGHTS TO BE SHOWN TO THE CLIENT FOR APPROVAL PRIOR TO ORDERING.
FLOOR & SUBFLOORING TO HAVE FUSED SOCKETTS INSTALLED UNDER THE SUBFLOORING WITH A GRID SWITCHED FACE PLATE INSTALLED ABOVE SUBFLOORING IN THE JOINTS.
ELECTRICAL CABLES TO BE Laid IN A GRID WITH A BENDING MACHINE & SUBFLOORING TO HAVE FUSED SOCKETTS INSTALLED BELOW SUBFLOORING WITH SWITCHES & TERMINALS INSTALLED ABOVE FACE PLATE INSTALLED ABOVE SUBFLOORING, EXACT LOCATION TO BE AGREED WITH

Internal non-load bearing timber partition to be formed from 100mm x 50mm treated s/e studs installed at 400mm c/c with 100mm x 50mm treated s/e head & sole plates & intermediate noggins. Install 1 layer of 50mm thick Rockwool Sound insulation.

Slab in between studs on centre line of partition. Maintain clear air void between face of insulation and back of plasterboard. Install 12.5mm thick Fibreline Gyproc Sound Insulation plasterboard to either side of partition. All plasterboard joints to be taped & filled & plasterboard to receive skinned finish.

Order No.	989/0807-Draft	Project No.	
Name	1/50/081	Project Name	Phoenix House, Station Road, Greenbridge
Drawn By	SEP	Project No.	
Date	24/01/202	Project Name	Construction