



82 Garthland Road, Hazel Grove, Stockport, Cheshire, SK7 4PB
Tel: 01625 441 567 Email: info@vanderbyl.co.uk

Fao Cathy Dore
CAD Design
73 Framingham Road
Brooklands
Sale
Cheshire
M33 3RH

13th March 2020

Dear Ms Dore

Ref Proposed Refurbishment Works to Withington Golf Club

Thank you for giving us the opportunity to provide you with some preliminary budget costings for the above.

We have based the costs on the scope of works and visuals provided by CAD Design.

ENTRANCE	
Building work	<ul style="list-style-type: none">• Allow to take down existing porch in its entirety, including inner doors and screen; make good brickwork/pointing following removal of pitch roof and signage
	<ul style="list-style-type: none">• Build new entrance porch in powder-coated aluminium including new inner screen both with double doors; fascia to continue across new Members' Entrance
	<ul style="list-style-type: none">• Allow for cavity wall to one side with rendered finish; fully-glazed with double-opening doors on digital lock; roof to extend over with rendered finish applied to existing wall (see visuals); build up level floor internally and ramped access externally with handrails both sides; new ceiling/lighting/entrance matting; form new planter externally (plants by WGC)
	<ul style="list-style-type: none">• Allow to replace window to Office in powder-coated aluminium, to match new porch
	<ul style="list-style-type: none">• Allow for new WGC sign on rendered wall and new 'Members' Entrance' sign
	<ul style="list-style-type: none">• Make good tarmac on completion

<u>GROUND FLOOR RECEPTION AREA and FOYER</u>	
Building work	<ul style="list-style-type: none"> Allow to replace internal screen with new; fully-glazed; powder-coated aluminium, half-hour fire-rated; make good existing ceiling Allow to remove sliding doors to stairwell; make good existing ceiling
Walls	<ul style="list-style-type: none"> New painted finish throughout
Floor	<ul style="list-style-type: none"> New entrance matting (monogrammed?) up to bottom stair and new door screen to Foyer; new carpet to Foyer?
General	<ul style="list-style-type: none"> Full redec

<u>NEW MEMBERS ENTRANCE and CORRIDOR</u>	
Building work	<ul style="list-style-type: none"> Allow to remove timber screen forming bin store and high level window Allow to form new doorway and fit new fully-glazed; powder-coated aluminium entrance door on digital lock; allow to fit new high level window Allow to form ramped access up to new door Allow for new stud wall to form corridor access (lockers to Male Changing to be removed and reconfigured to suit) Allow to fit 2 no. new FD30S doors on digital locks along with male & female signage Allow to form new doorway into Female Changing complete with new door Allow to remove existing door to Male Changing from Foyer and make good frame; remove keypad and make good Allow to make good ceilings and for new lighting to corridor Allow to relocate radiator to Male Changing
General	<ul style="list-style-type: none"> Full redec; new entrance matting to Corridor

Sub Total £60,000.00

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NEW FIRST FLOOR TOILETS	
Building work	<ul style="list-style-type: none"> Remove windows/doors to Balcony and infill openings with cavity wall construction Allow to retain windows on side elevation but apply black-out film to glass and infill openings internally Remove existing lighting, radiators, curtains, carpets (possibly retain to corridor area) etc New stud walls full height; new doors/frames/architraves with 1010mm doorway to Disabled Plastered finish throughout with tiled splashbacks to vanity units/whb in Disabled
Ceiling	<ul style="list-style-type: none"> Allow for new 600mm white suspended ceilings throughout
Walls	<ul style="list-style-type: none"> New painted finish throughout
Floor	<ul style="list-style-type: none"> New vinyl flooring with sit on coving Allow for new carpet to 'corridor' leading to toilets (reuse existing?)
Fixtures & fittings	<ul style="list-style-type: none"> Laminated cubicles with IPS fixtures to rear of toilets/urinals; new wc pans (back to wall) and urinals, with dividers New vanity units to Ladies and Gents with semi-countertop basins and storage below DocM pack to Disabled Toilet including alarm 3 no. laminated panels with new hand-dryers; 3 no. full height mirrors
M&E	<ul style="list-style-type: none"> New LED lighting, emergency light to each area; fire detection Allow for supply & extract ventilation to meet Building Regs Allow for ceiling heaters
General	<ul style="list-style-type: none"> New door signage

Sub Total £35,000.00

Bar Work

Building work	<ul style="list-style-type: none"> • Allow to remove existing back bar fixture and front bar counter, incl shutters to Members Lounge completely; remove brass leaning and foot rails • Remove the existing Bar and back fitting. Retain the existing shutters and soffit
Ceiling	<ul style="list-style-type: none"> • Remove central door and frame to Postmix Room, infill opening • Allow for existing suspended ceiling to be cut back to suit new back bar fixture and for new edge trim; ceiling to be resprayed white
Walls	<ul style="list-style-type: none"> • Make good where bar removed in Members Lounge; repaint throughout
	<ul style="list-style-type: none"> • <u>Front bar</u>
	<ul style="list-style-type: none"> • Allow to install new bar and back fitting, consisting of new laminated tops, and wipe down laminate shelving • downstand to front bar to receive led lighting
	<ul style="list-style-type: none"> • Allow for new laminated cladding panels to front counter complete with recess above new blue laminated plinth
	<ul style="list-style-type: none"> • <u>Back bar</u>
	<ul style="list-style-type: none"> • Allow for new back bar fixture with recesses for new bottle coolers; laminated worktop with silver mirrors (above laminated upstand) and illuminated bottle steps above (no optic rails); open shelving
	<ul style="list-style-type: none"> • Allow for 2 no. full height bottle coolers plus 2 no. under-counter bottle coolers
	<ul style="list-style-type: none"> • At end of counter closest to Members' Bar allow for laminated worktop with mirrors (above laminated upstand) & cupboard below; coffee machine incl all necessary services
	<ul style="list-style-type: none"> • Allow for new location for till incl electrics/data
	<ul style="list-style-type: none"> • <u>Members' Bar</u>
	<ul style="list-style-type: none"> • Allow to extend existing plastered bulkhead to follow new bar counter; with LED lighting and to conceal new shutter
	<ul style="list-style-type: none"> • Allow for new bar counter complete with flap and gate; design to match main bar counter but new construction, with stainless steel under-bar fixtures (with glass storage shelves)
M&E	<ul style="list-style-type: none"> • New concealed LED strip lighting to front bar counter
	<ul style="list-style-type: none"> • New LED lighting to back bar (soffit and bottle steps); new electrics to back bar fixture
Floor	<ul style="list-style-type: none"> • New safety flooring to back bar areas
General	<ul style="list-style-type: none"> • Allow extra over cost to continue new finishes onto return end of main bar and for new counter for self-serve coffee machine

Sub Total £35,000.00



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Vanderbyl has over 20 years' experience in the refurbishment of Golf, Sports and Social Clubs. We have recently completed three local refurbishments of Ringway Golf Club, Warrington Golf Club and also Poynton Working Mens Club. We can arrange for you to visit these clubs, to see the standard of workmanship and even discuss our work and relationship with the club representatives.

Having read through the scope of works and assessed the design depicted in the visuals we have estimated the cost for the three general areas will be as follows.

1. New entrance and Ground floor works £60,000.00
2. New toilet block to the first floor £35,000.00
3. Bar works £35,000.00
- 4.

Please note that these are estimates with some assumptions. Should you wish to take the project further we would need to carry out an up to date site survey and meet to discuss the exact requirements of the Club. We can then clarify details and costs with a view to provide a quotation.

Rather than 'refurbish' the front bar, we have at this moment allowed for complete replacement. In our experience, it has not been either practical or cost effective to partly refurbish existing bars. It usually comes with certain problems but most often they have deteriorated to a point where they are close to end of life through wear and tear with concerns for hygiene through ingress of liquids etc. It does not make economic sense to add new work when it may be necessary to replace internal structure in the very near future.

In this particular case there may also be difficulties retaining the existing shutters which are made to measure. It would not be possible to add height with a new bar top applied over the existing. You may also consider the aesthetic difference between the old and new.

We have also included to produce working drawings to enable us to submit a building regulations application and also scaled drawings of the bar area for the clubs approval.

We have anticipated that the Club may provide their own tills and coffee machine, as most other clubs from experience have these on a lease agreement, however we have made an allowance for bottle coolers based on typical models used previously.



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We do not carry out any associated brewery works, in connection with cellars, beer lines and pumps.

We hope the enclosed information is of use to you, and should you require any further information, please do not hesitate to contact us.

Yours Sincerely

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David Litster

Director