

BRIEFING NOTE

To:	MSJC Chair and Board Members
Cc:	Zoe Church
Subject:	MSJC Garth Road Perimeter Boundary Fence Line Piers and Wall Line Capital Upgrade Works.
Date:	27/02/2024

MSJC Public Welfare and Waiting Room Upgrade Project



INTRODUCTION

The current welfare and waiting room facilities at the MSJC are tired, thermally inefficient and require modernisation and refurbishment.

The building is structurally sound and the roof fit for purpose.

This report details the intended refurbishment and the associated costs.

At the board meeting this report will be accompanied by a presentation with mood boards so that the intended refurbishment can be visualised.

BUILDING EXTERIOR

The current building mirrors the Lodge in its style and general appearance. It is imperative this is kept. The replacement windows, whilst double glazed and constructed of UPVC will replicate the current Georgian design of the present windows and will visually look as to be made of wood.

- External wood work is to be sanded back and varnished in natural light finish.
- The floodlight is to be replaced with a period replica with a copper effect finish.
- All metal and brickwork is to remain untouched

MAIN ROOM

It is proposed that all benching be carefully removed and all exposed wiring and fuse cupboards be boxed in.

All walls are to be dry lined and thermally insulated. All walls be plastered and painted in a neutral colour. It is proposed this be Gardenia.

The concrete ceiling is to be supported by a bespoke fitted heavy timber frame and a false ceiling created which again will be insulated and dry lined. This will accommodate sunken spotlights.

All wood work, including doors, benches and flooring is to be sanded and varnished again in a natural light finish.

An L shaped counter to the right of the fire place is to be constructed in a manner that mirror the design of the internal doors. Behind this will be shelving, a sink and power sockets to facilitate a small café venture.

To facilitate this an electric boiler which will feed hot water to the entire building is to be installed.

In addition smoke detectors and a new fuse board are to be installed to ensure compliance and H&S standards are adhered to

All benches with the exception to the area above will be reinstalled. The café owner will need to source the appropriate furniture for this room.

The outcome will be a crisp, thermally efficient, bright and light modern facility but with an emphasis on its original features.

The technical specification for this element is as follows -

- Sand and stain parquet
- Boxing in for electricals
- Remove left/right side bench;
- Sanddown left hand side bench and re-varnish;Floor protection;
- Frame out/Ceiling/Insulate /Plasterboard/Plaster; Plasterboard insulation for walls;
- L-shaped food/beverage counter;
- Clean fireplace;
- Windows;
- Electrical;
- Strip/repaint double front doors;
- Interior re-decoration.

MENS TOILETS

Again this is an area with potentially highly attractive original features. To this end the urinals and floor are to be retained but cleaned to an industrial high standard. All grouting, pointing and metal work is to be replaced. The latter will be period correct in chrome.

All wall tiling are to be removed, cabling and pipework chased and the appropriate retiled with white period correct brick ceramic tiles.

A false ceiling is to be created to mask any pipework and to house discreet spotlighting.

Existing wood work is to be sanded and painted in white.

The toilets and sink are to be replaced with period correct white porcelain units with chrome metalwork. The sink will have hot and cold running water. Electric heaters are to be installed to maintain a comfortable ambient temperature when required.

The area will again have a sharp but classical appearance but importantly will be warm, easy to maintain and welcoming

The technical specification for this element is as follows -

- Floor protection;
- Electrics & plumbing;
- Frame ceilings/ insulate/plasterboard/plaster ceilings; Decorating; Plastering;
- Removal of tiles;
- Professional cleaning of urinals;
- Windows x 4;
- Re-paint 2 cubical doors.

WOMENS TOILETS

As with the men's toilets, this is an area with potentially highly attractive original features. To this end the floor is to be retained but cleaned to an industrial high standard. All grouting, pointing and metal work is to be replaced. The latter will be period correct chrome.

All tiling is to be removed, cabling and pipework chased and the appropriate retiled with white period correct brick ceramic tiles.

A false ceiling is to be created to mask any pipework and to house discreet spotlighting.

Existing wood work is to be sanded and painted in white.

The toilets and sink are to be replaced with period correct white porcelain units with chrome metalwork. The sink will have hot and cold running water. Electric heaters are to be installed to maintain a comfortable ambient temperature when required.

The area will again have a sharp but classical appearance but importantly will be warm, easy to maintain and welcoming

The technical specification for this element is as follows –

- Floor protection;
- Electrics & plumbing;
- Frame ceilings/ insulate/plasterboard/plaster ceilings; Decorating; Plastering;
- Removal of tiles;
- Professional cleaning of urinals;
- Windows x 4;
- Re-paint 2 cubical doors.

DISABLED TOILET

Again the intention is to maintain attractive original features. To this end the floor is to be retained but cleaned to an industrial high standard. All grouting, pointing and metal work is to be replaced. The latter will be period correct chrome.

All tiling is to be removed, cabling and pipework chased and the appropriate retiled with white period correct brick ceramic tiles.

A false ceiling is to be created to mask any pipework and to house discreet spotlighting.

Existing wood work is to be sanded and painted in white.

The toilets and sink are to be replaced with period correct white porcelain units with chrome metalwork. The sink will have hot and cold running water. Electric heaters are to be installed to maintain a comfortable ambient temperature when required. The interior walls are to be extended to enhance the facility

The area will again have a sharp but classical appearance but importantly will be warm, easy to maintain and welcoming

The technical specification for this element is as follows –

- Extend walls in disabled toilet;
- Plastering;
- Electrics & plumbing;
- Tiling.

COSTINGS

Ultimately if this proposal is accepted the functionality, appearance and upkeep of the whole facility will be taken to another level. The building will be brought to life and will become both an attractive and welcomed facility for use by site visitors. The cost below is inclusive of all materials, labour, third party costs and any waste removal costs.

It is recommended that the roof be inspected in 5 years, the cost of which is also included in the following

Total Project costs **£98,460. Plus VAT**