



# LISKEARD PUBLIC HALL

Stage 2 Refurbishment WorJan 2025

REFURBISHMENT SCHEDULE AND ESTIMATE  
Schedule of work and work options for  
budgeting of the Main Hall refurbishment

**Le Page Architects**

### **Liskeard Public Hall Stage 2 Refurbishment of Main Hall**

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#### **Introduction**

Le page Architects were commissioned to prepare a cost estimate for the refurbishment of the Public Hall. As part of this process, a schedule of work was drawn up listing all items required to complete a full refurbishment of the main hall. This schedule has been costed by Quantity Surveyor Martin Jury, who carried out a site visit with Charlotte Kelshall (Le Page) earlier in January.

The schedule of works provides the basis for 3 different options (basic, midway and full) for the refurbishment, to assist councillors with budgeting for the project and to outline what can be achieved.

The enclosed estimate provides a robust costing for the project for budgeting purposes, but it is assumed that the works will still be issued for competitive tender in due course.

### Schedule of Work

<b>1.0</b>	<b>Preliminaries</b>	
	The purpose of this schedule is to provide a basis for costings associated with the refurbishment of Liskeard Public Hall.	
1.01	Include for all necessary prelim costs for the listed works	<b>£13,185.87</b>
1.02	Provide all necessary equipment to safely undertake the scheduled work.	<b>Inc. above</b>
1.03	Remove existing curtains to all windows and to areas below balcony.	<b>£1,230.50</b>
1.04	Remove existing artwork to walls and set aside for clients/ reuse.	<b>£345.00</b>
1.05	Remove timber screen below bay 1 of balcony.	<b>£57.50</b>
1.06	Remove fire extinguishers, clock and store prior to refixing.	<b>£39.10</b>
1.07	Remove speakers and brackets on wall and set aside for client.	<b>£10.35</b>
1.08	Remove ramp to fire exit door, refix and renew tape.	<b>£149.50</b>
<b>2.00</b>	<b>Cleaning and Decoration</b>	
2.01	Allow for thorough cleaning of all areas of hall, to include high level areas, ceiling timbers, balcony and stained glass windows, to be carried out upon completion of the works.	<b>£30,525.31</b>
2.02	Allow for preparation and decoration of all walls (excluding proscenium arch / stage wall) in min 2 coats dulux trade paint. Ensure holes from removed fixtures are filled and sanded and ready for decoration. Include for painting all metal conduit, excluding socket boxes. Colour TBC	<b>£5,885.77</b>
2.03	Include for preparation and decoration of dado height wall panelling, door architraves, doors, moulded coving/ panel section to wall top and balcony joinery in dulux trade eggshell paint. Colour TBC	<b>£5,849.72</b>
2.04	Allow for preparation and decoration of existing radiators and pipework in suitable metal paint. Colour TBC.	<b>£3,708.30</b>

2.05	Allow for preparation and decoration of existing window frames internally in dulux trade eggshell paint. Colour TBC.	<b>£2,552.58</b>
2.06	Sand and reseal existing wood floor to extents of hall to provide durable finish.	<b>£8,264.13</b>
2.07	Borough Arms painting to be carefully cleaned and repaired by specialist heritage conservationist and re-hung in original position.	<b>£5,750.00</b>
2.08	Paint existing suspended metal lighting gantry and side bars for stage lighting fixtures	<b>£1,439.17</b>
2.09	Prepare and decorate existing stage steps and handrails in dulux trade diamond eggshell paint/ wood stain to treads.	By Client
2.10	Redecorate soffit of balcony store area in dulux trade eggshell paint. Colour TBC.	<b>£507.04</b>
<b>3.00</b>	<b>Joinery</b>	
3.01	Include for necessary joinery repairs to window frames internally, with replacement of damaged glazing and fixing of broken catch to east end window.	<b>£402.50</b>
3.02	Supply and install new bespoke made folding sliding panelled doors to x3 number bays below balcony (replacing existing curtains). Doors to be lockable and have a painted finish.	<b>£12,845.70</b>
<b>4.00</b>	<b>Electrical work</b>	
4.01	<p>Allow to install new electrical fixtures and fittings to hall (including all new light fittings and ceiling fans and electrics required for new motorised blinds). Any redundant cabling to be checked and removed and walls made good.</p> <p><b>Note:</b> Existing surface mounted cabling and any new wiring to be chased into wall where possible or concealed from view (excluding metal conduit of wall sockets).</p> <p>Goods/ fittings</p> <ul style="list-style-type: none"> <li>- 16no. Collingwood Volta uprights to in between ceiling ribs</li> <li>- 8no. large pendant lights</li> <li>- 3no. feature pendant lights</li> <li>- 14no. mini spotlights to upright ceiling ribs.</li> <li>- 6no. uprights to east window wall above balcony</li> <li>- 3no. bumper Fans suspended at high level from ceiling to recirculate rising heat. Fan to be 3 reversed blade type in black.</li> </ul>	<b>£22,337.89</b>

<b>5.00</b>	<b>General works and new fittings</b>	
5.01	Supply and fit 7no. new commercial grade thermal roller blinds to side windows, on motorised control by Commercial blinds Uk.	<b>£15,975.80</b>
5.02	Supply and fit large thermal roller blind and pelmet to east window, mounted above arch head of window and on motorised control by Commercial blinds Uk.	<b>£8,123.60</b>
	Alternative option for supply and installation of Fire rated curtain mounted above arch head of window £2,320.70	
5.03	Replace existing Perspex panels to exterior of east elevation windows.	<b>£1,259.25</b>
<b>6.00</b>	<b>Plumbing</b>	
6.01	Existing heating system in hall to be checked and condition assessed. Clean existing cast iron radiators to hall to ensure good working order. Replace existing corroded pipework to radiators with suitable replacement pipework.	<b>£2,127.50</b>
<b>7.00</b>	<b>Additional Items</b>	
7.01	Aluminium Stage Extension	<b>£2,472.50</b>
	<b>Total</b>	<b>£145,044.59 (+VAT)</b>

### Exclusions

- Any professional fees and charges/ expenses
- VAT
- Works to the exterior of the building ie. repairs and redecorations
- Works behind front of stage, including stage curtains (new curtains by client)
- Any work not mentioned above
- Rewiring of the existing electric sockets and fire escape lighting etc.
- Alterations to stage lighting (undertaken by client)
- Replacement furniture (folding chairs and tables)

### Refurbishment Options

A Break down of costs into 3 separate options is shown below. These options indicate costs for basic, midway and full refurbishment schemes for the Public Hall to assist with budget considerations:

#### Public Hall Refurbishment Option 1

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##### Basic Refurbishment work

###### **2.00 Cleaning and Decoration**

Inclusive of walls, doors, joinery, floor refinish and artwork restoration **£64,482.02**

###### **5.00 General works and New Fittings**

Including new blinds to all windows and external window repairs **£25,358.65**

**Total: 89,840.67 +VAT**  
(prelim costs to be added)

#### Public Hall Refurbishment Option 2

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##### Midway Refurbishment work

###### **2.00 Cleaning and Decoration**

Inclusive of walls, doors, joinery and floor refinish **£64,482.02**

###### **4.00 Electrical work**

New up lighting and general room lighting, ceiling fans and chasing in surface mounted cabling (excluding existing metal conduit) **£22,337.89**

###### **5.00 General works and New Fittings**

Including new blinds to all windows and external window repairs **£25,358.65**

###### **6.00 Plumbing**

Clean and flush out existing system and replacement of corroded pipework. **£2,127.50**

**Total: 114,306.06 +VAT**  
(prelim costs to be added)

### Public Hall Refurbishment Option 3

(as costed schedule)

#### Full Refurbishment work

##### 2.00 Cleaning and Decoration

Inclusive of walls, doors, joinery and floor refinish **£64,482.02**

##### 3.00 Joinery

Including window repairs and new folding/sliding doors to balcony store **£13,248.20**

##### 4.00 Electrical work

New up lighting and general room lighting, ceiling fans and chasing in surface mounted cabling (excluding existing metal conduit) **£22,337.89**

##### 5.00 General works and New Fittings

Including new blinds to all windows and external window repairs **£25,358.65**

##### 6.00 Plumbing

Clean and flush out existing system and replacement of corroded pipework. **£2,127.50**

##### 7.00 Additional items

Stage extension **£2,472.50**

**Total: £130,026.76 +VAT**

(prelim costs to be added £15,017.82)

#### Notes:

Preliminaries in building work, also known as "prelims", are the costs associated with preparing and administering a project. These costs can include; site foreman, health and safety, labour/welfare, equipment, utilities, insurance and rubbish disposal etc.

The cost of prelims for each of the options above would vary depending on the work involved and duration of works on site.