

Lancaster City Council – Lancaster Market Hall

Background

Lancaster City Council currently leases out the Upper and Lower Ground Floors of the above mentioned property.

Due to falling demand the Council is considering the option of relocating all traders and stalls to the Lower Ground Floor.

On Friday 1st July 2011, Officers from NPS NW Ltd met with the Council's Assistant Chief Executive who asked that a Budget Estimate be calculated by NPS based upon the proposed plan and a schedule containing outline proposals.

Proposals

It is proposed to relocate all traders and stalls so that only the Lower Ground Floor is occupied and the Budget Estimate is based on the following works to achieve such:

- Taking down partitions where possible and rebuilding.
- Erecting new partitions as necessary.
- Carrying out all necessary electrical and plumbing works including relocating/renewing meters and sub-meters.
- Relocating/renewing extraction units for the cafeteria.
- Relocating catering equipment.
- Enlarging door opening to Service Corridor.
- Painting to walls and woodwork.
- Taking up carpets where applicable and making good existing floors.
- Painting of areas only where affected by the works.
- A Provisional Sum of £5,000 has been allowed for general repairs and sundry decorations.
- Professional fees have been included at 12.5% of the works cost. This is for budget purposes and would be open to negotiation.
- Adjusting heating and ventilation to Upper Ground Floor to reduce energy consumption.
- Disabled accessible separate male and female toilets.
- Cafeteria areas full height partitions to 50% of area with glazed half height to the other 50%.
- The budget estimate excludes:
 1. VAT.
 2. Removal of Traders stock, fixtures and fittings unless specifically requested.
 3. Sign writing to stalls.
 4. Works to Upper Ground Floor.
 5. Full toilet suites.

Summary

Site visits were made by NPS Mechanical and Electrical Engineers and by the Quantity Surveyor as part of the preparation of a Budget Estimate. The Budget Estimate was prepared as per the proposals on page 1 and it is expected that costs would be in the order of £272,000.

The schedule of costs showings the build up to the figure of £272,000 is included on the next page.

11th July 2011.

