

REPORT Nr 02

EDINBURGH ST JAMES
GAM Progress Report

June 2017

By: Gardiner & Theobald LLP

For: City of Edinburgh Council

CONTENTS

1. EXECUTIVE SUMMARY	3
2. SUMMARY RISK DASHBOARD.....	5
██.....	6
4. PROGRAMME	7
5. PROGRESS (DURING REPORTING PERIOD)	10
██.....	11
██.....	12
8. STATUTORY & NECESSARY CONSENTS UPDATE.....	13
9. DESIGN UPDATE	16
██.....	18
11. KEY DECISIONS / ISSUES / RISKS.....	19
12. FINANCIAL	20
██.....	21
14. 3 RD PARTY INTERFACES, STAKEHOLDER ENGAGEMENT, UPCOMING EVENTS AND COMMUNICATIONS.....	22

ANNEXES

ANNEX 1	Draft Picardy Place Design Programme
ANNEX 2	██
ANNEX 3	██

1. EXECUTIVE SUMMARY

[REDACTED]

[REDACTED]

The works includes [REDACTED] highways works to Picardy Place to facilitate the proposed extension of the Tram and the provision of a development site for CEC adjoining Picardy Place. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

CEC Variations–

Design delay on Picardy Place awaiting confirmation of Variation Nr 1 from CEC

[REDACTED]

[REDACTED]

2. SUMMARY RISK DASHBOARD

	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: red; margin-right: 5px;"></div> Significant impact on project / requires immediate action. <div style="width: 15px; height: 15px; background-color: orange; margin-right: 5px; margin-top: 5px;"></div> Minor impact on project / requires prompt action. <div style="width: 15px; height: 15px; background-color: green; margin-right: 5px; margin-top: 5px;"></div> No impact on project. </div>	RAG STATUS
	Decision on design for Picardy Place- Approval originally programmed for December 2016	
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	██	
	████████████████████████████████████	
	██	

■ [REDACTED]

[REDACTED]

[REDACTED]

■ [REDACTED]

[REDACTED]

■ [REDACTED]

■ [REDACTED]

[REDACTED]

■ [REDACTED]

[REDACTED]

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■ [REDACTED]

[REDACTED]

■ [REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted text block]

4.3. GAM Obligations & Key Dates (i.e. access date TWPA)

Picardy Place Design Approval – target December 2016 – CEC to confirm requirements for Option 2

Picardy Place handover of TPWA 16 September 2019

[Redacted text block]

- [Redacted text block]

[Redacted text block]

[Redacted text block]

- [Redacted text block]

[Redacted text block]

[Redacted text block]

- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

5. PROGRESS (DURING REPORTING PERIOD)

5.1. Progress during this reporting period (CEC Growth Assets)

- [REDACTED]
- Development of Design Package for Approvals Oversight Group in respect of Picardy Place.
- Awaiting final approval from CEC on options following initial AOG comments regarding Tram overrun on Picardy Place and traffic modelling outcomes..

5.2. Overall progress update

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Picardy Place Works have been developed from June 2016 and Edinburgh St James have been in regular contact with the Edinburgh Tram Team to develop proposals that provide an agreed tram zone through Picardy Place from York Place continuing north onto Leith Walk.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8. STATUTORY & NECESSARY CONSENTS UPDATE

8.1. Planning, Building Warrants, Permissions, Approvals, etc.

Planning permission is in place for the overall development excluding Picardy Place. Agreement with CEC to exercise Tram Act powers for Picardy Place works still to be confirmed..

[REDACTED]

Design on the various highways works areas are progressing in accordance with the programme with the exception of Picardy Place. A decision has still to be received as to the final layout.

[REDACTED]

Picardy Place Design Package for Approvals Oversight Group was submitted for review by AOG on 13 April 2017. Comments were received and a decision from CEC on the final scheme is awaited.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

8.5. TRO, RSA, etc Schedule of Key Dates

The design programme is being finalised together with requirements for TRO, etc for both Picardy Place [REDACTED]. A draft has been circulated for Picardy Place works, however a decision on the final scheme is required to be able to fix this.

[REDACTED]

8.6. Utilities

[REDACTED]

LOR are currently concluding the surveys and scheduling of service and diversions required and will shortly appoint a Multi-Utility company to carry out the re-location of all services where required around the Picardy Place site.

8.7. Monuments, Sculptures and Statues

The sculptures that will be affected by the Picardy place works required to be relocated and confirmation is awaited from CEC on decisions regarding Paolozzi sculptures and Sherlock Holmes. A date of re-location by October 2017 has been intimated.

[REDACTED]

8.8. Edinburgh Tram Operator Consent

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Continued liaison with the Tram team has also taken place with regard to the proposals in Picardy Place. This has been a positive experience for both teams and a partnership approach has allowed an optimum design to be developed. As previously noted, a final decision on the Picardy Place proposals will allow both teams to confirm their proposals.

9. DESIGN UPDATE

9.1. Design Workshops

Design workshops continue to be undertaken with the developer design team and CEC on Leith Street, Picardy Place and Elder Street works.

[REDACTED]

The AOG have also commented on Picardy Place proposals.

9.2. Design Programme

The design programme is being finalised based on the recent direction on Leith Street works and will be updated following a decision on the design for Picardy Place.

9.3. Design Changes to the GAM

Variation 1

CEC asked THRE to consider 3 options for changes to the Picardy Place area. THRE with the assistance of LOR evaluated the options in terms of cost, programme and desirability. CEC have now advised that they wish to pursue Option 2 which has an extra over contractor cost of £370,000 and a total outturn projected cost of circa £500,000

[REDACTED]

A list of the potential changes noted is included below:

Potential Variations in Scope to GAM Works

- [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- [REDACTED]
- [REDACTED]

■ [REDACTED]

Picardy Place

- Works outside GAM red line boundary (London Road/ Omni)
- Option appraisals
- Option 2 –design changes
 - Footpath areas increased
 - Reduction in development site area
 - Movement of tram alignment (boundary change)
 - Increased island area at Leith St junction
 - Increased signal complexity and introduction of toucans
 - Introduction of floating bus stop by Omni
 - Revisions to layby provision in front of cathedral
 - Revised cycleway design along frontage of Omni leading up Leith Street to provide a buffer area
 - Removal and delivery of stone walling and boulders
- Review of GAM Boundary and Finishes

■ [REDACTED]

■ [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

11. KEY DECISIONS / ISSUES / RISKS

The following are the key decisions/issues/risks:

- [REDACTED]
- Picardy Place design solution and variation to GAM agreement.
- [REDACTED]
- [REDACTED]

12. FINANCIAL

[REDACTED]

[REDACTED]

The contract defines the GAM works and due to the unknown elements particularly utility diversions in the area of Picardy Place it contains a higher proportion of provisional sums than for the main site.

[REDACTED]

[REDACTED]

[REDACTED]

There are Variations to the GAM Agreement under consideration and close to being finalised.

These Variations include

- a revised utility-free zone, a redesigned junction and reduction in the size of the development site at Picardy Place which increases the scope of the GAM and incurs additional cost.
- A Variation to remove the cost of the utility provision to the development site to compensate for the increased scope above.
- Changes to the scope of works to retain existing finishes where suitable and minor boundary revisions to tie in with adjoining initiatives

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

14. 3RD PARTY INTERFACES, STAKEHOLDER ENGAGEMENT, UPCOMING EVENTS AND COMMUNICATIONS

14.1. Cathedral

Regular liaison on functions and interfaces with Cathedral are held. Recent issues include provision of parking within Cathedral Lane and drainage into the system around Picardy Place..

14.2. Omni Centre

[REDACTED]

Further meetings scheduled to discuss potential areas for adoption with Omni Management Team following conclusion of design for Picardy Place.

[REDACTED]

[REDACTED]

14.4. Edinburgh Tram Operator

Regular fortnightly liaison meetings have been held with Edinburgh Tram Team during lead up to confirmation of Tram Horizontal and Vertical alignment. Further meetings regarding Picardy Place resumed following submission of AOG pack.

Decision on Picardy Place design to be confirmed by CEC.

14.5. General Stakeholder

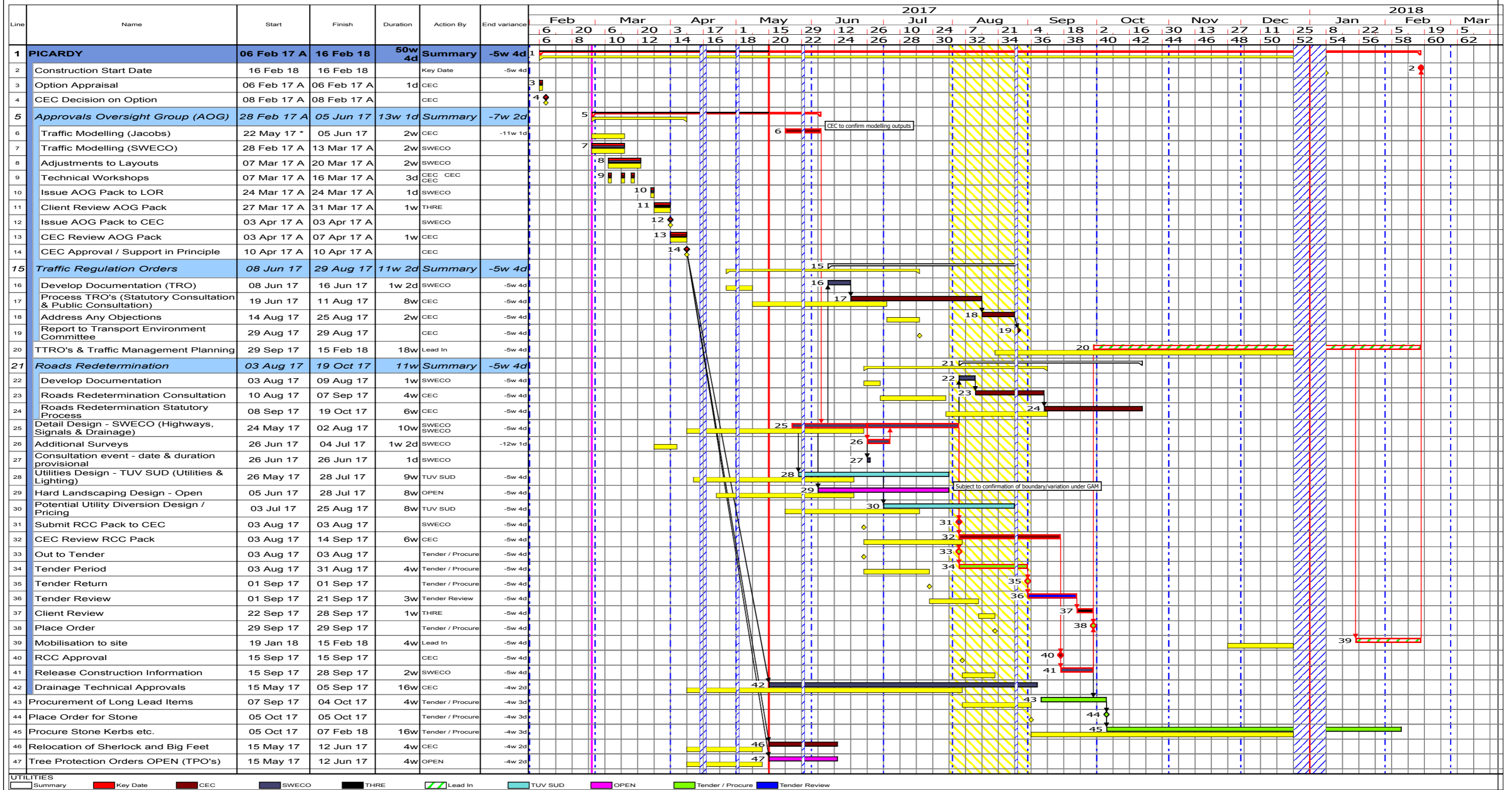
[REDACTED]

Following approval of design option for Picardy Place, THRE will arrange for a public consultation event to be held in early August 2017.

ANNEX 1 Draft Picardy Place Design Programme



Edinburgh St James Project Picardy Place GAM Works Infrastructure Design Programme



Comments :

Prepared by: M Provan
Laing O' Rourke Planning Department

PROJECT TITLE	Picardy Place GAM Works		
PROGRAMME TITLE	Infrastructure Design Programme		
PROGRAMME No.	G3740/IDP/00002	REV	DATE 17/05/2017
REVISION COMMENT	Draft for Comment		