Summary report on Change Notice CN – CEC 001

Picardy Place development site - Utility Diversions

The below report summarises the impacts and issues arising for the provision of Utility diversions, which take cognisance of the development footprint and requirements of the developed site with respect to the service requirements , as detailed within CN-CEC001.

Proposed Services for Development

Services as detailed on drg ref. 6559U(90)PIC_02 revA.

1) 500KVA supply - available from HV supply running East side of the development within Leith Walk tunnel (section to be diverted), or alternatively from HV supply on Picardy place via below track ducting. Similarly for the 100A single phase from adjacent LV supply.
2) Gas supply for both Hotel and commercial space available from East side of development from ex supply.
3) 90mm and 32mm potable water supply is available from ex 4" wm on the east side of the development or more likely from a spur off the new diverted 400mm wm along Picardy place.
4) Comms supply available from East side of the development as detailed in referred drg.

NB. No provision for sewerage system requested within change order, although connection into existing sewer would be required.

Additional diversions in excess of MUDFA requirements for development

1) HV power cable and associated pilot cable within the Leith Walk tunnel (east side of development)
2) THUS comms cable (west side of development)
3) LV power cable within footprint of development

Proposed MUDFA diversions

Current IFC documentation indicates that all the proposed current diversions are located outwith the proposed development – on the basis that the 400mm watermain can be accommodated within the North side of Picardy place (trial holes awaited to confirm – start end Jan'09).

Diversion of the 6" CI potable wm is the only diversion within the MUDFA scope which removes a potential conflict of existing utility with proposed development.

Programme impact

Existing proposed MUDFA diversions programmed between February – June'09 (based on current info). The development diversions (CN diversions) would require significant TM measures to allow diversion of the utilities along Leith st (southbound). The implementation of TM on Leith st could not be initiated whilst TM along York place to Picardy place was established. Earlier commencement of CN diversions could occur, only if the Waverley bridge works was deferred . These works are currently programmed to occur on completion of the Tram works at the Mound, end of July'09 ie. beginning of Sept'09. Closure of Waverely bridge diverts traffic along to Leith st and back onto Queen st as part of the main diversionary route. This would not be possible whilst CN diversions were ongoing as all traffic would be directed onto the Northbound c/way reducing the capacity of the route by approx. 50% whilst increasing the traffic volumes onto this key arterial route.

The HGI programme referred to within the CN information takes no cognisance of the fact that the new road geometry would need to be established, prior to the development works commencing. Their main site works are programmed to commence Jan'10 and continue onto July'11.

Infraco are currently programmed to be in same area, York to Picardy place, (taking cognisance of TM requirements), from Jan'10 – Mar'11 on roadworks. This would imply that the earliest start date for the developer would april'11, earliest.

No assessment of required enabling works, TM modelling, Stakeholder requirements and Embargos has been taken into consideration in the analysis.

In view of the complexity of the interfaces between MUDFA/Infraco and the proposed development, a detailed study of TM requirements and others, noted above, would be necessary to assess full programme impact on the Tram project and obtain the programme logic surrounding the St James redevelopment.

Commercial Impact

Full assessment of the commercial impact on the project can only be achieved on completion of the above exercise and agreement of the preferred option/s to be assessed.

Actions

Review of respective programmes to assess potential parallel working/conflict areas and clearer understanding of developer's programme logic.