



Programme following Mediation

on 8 - 12 March 2011 (110506)

#### Prioritised Works

# EDINBURGH TRAM NETWORK



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	K-174(3) Cut Formation		11 27-Apr-11			
	K-175(3) Subbase	5 28-Apr-			1) Subbase	
	K-176(3) Track Slab	10 06-May	11 19-May-1			
	K-195(3) Handover to Track Contractor	0	19-1/key-1			
	K-196(3) Trackwork		77 '08-Jun-11			
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Date	Revision		Approved	1	Page 5 of 5	Actual Work
	Revision 0	SCS/MHE BSC		4		Remaining Work
Marie Company	Revision 1	SCS-MHE BSC		2		Critical Remaining Work
Feb-11	Revision 2	SCS/MHE BSC		1		A Milestone
May-21	Revision 3	SCS/MHE BSC				



# PART 2 SCOPE AND PRICING OF PRIORITISED WORKS

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Edinburgh Tram Network

Prioritised Civil Works

29 March 2011

(A)

### Summary

The works defined as 'Prioritised Works' are identified in the Mar Hall Heads of Terms dated 11 March 2011 and have been further developed, as discussed and agreed, through meetings and discussions.

The main items remain as per the Heads of Terms however it was felt prudent to highlight several areas where it would be beneficial to carry out work of low value to secure a programme benefit in the event that agreement is reached which would allow all of the works to proceed from Edinburgh Airport to Haymarket.

The attached schedule identifies work which could be defined as 'Prioritised Works' and contains elements of works which are Ongoing, On Hold and Not Yet Started.

Work which is On Hold and Not Yet Started would only start as a result of a Minute of Variation as envisaged by the Mar Hall Heads of Terms.

This note deals with the clarification of the original envisaged 'Prioritised Works' together with the development of other potential 'prioritised works and some additional comments on other ongoing issues.

We have also included some notes on the Advanced Expenditure of the On Street Target Price.

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#### **Prioritised Works**

The Main Elements of the 'Prioritised Works' Minute of Variation consists of

- The Princes Street Remedial Works and any outstanding Target Price works
- Haymarket Yards
- The A8 Underpass
- The Depot Access Bridge
- The Depot Building and External Works
- The Mini Test Track
- Auxillary Works

We have prepared the amounts due to be paid under the 'Prioritised Works' Minute of Variation with reference to our Project Phoenix Proposal. i.e. Actual cost of the Subcontract Works.

The amounts noted for the Princes Street Works excluded the cost of the remedial works and represent only the TM and Enabling Works required to implement a full closure on Princes Street which will allow work which was planned to be done under the Target Price to be carried out.

We anticipate that the works in Haymarket Yards will be valued at around £900k. This is based on an assessment of the quantities for this area and subcontractor rates and prices.

It was not originally envisaged under the 'Prioritised Works' Minute of Variation that any works would proceed on the A8 Underpass however CEC have requested that the A8 Underpass be included as part of any 'Prioritised Works'.

Before the works were suspended we were constructing Phases 1, 2 and 4 of the A8 Underpass, therefore there is significant traffic management arrangements and utility protection measures which need to remain in place until work restarts.

Phases 1 and 2 also interact with the 250mm dia watermain feed to the Depot and Scottish Water have previously indicated that they will not permit the connection to happen until such times as this main is completed in its entirety. There is a risk that Scottish Water may revert to this position which would require Phases 1 and 2 to be backfilled and constructed to finished level to allow the installation of the main.

The re-commencement of the works at the A8 Underpass would be highly visible to the public.

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# **Prioritised Works (Contd)**

It is anticipated that the Depot Access Bridge structure will be complete by the 3 May 2011 however the connection of the Depot Access Road, which is identified as being carried out under the 'Prioritised Works' Minute of Variation, across the Depot Access Bridge and onto the Gogarburn Roundabout may not be complete until July 2011.

The Depot External Civil works would be expected to be complete by August 2011, perhaps slightly earlier on the assumption of an early start in April.

The value of the remaining works in the Depot has been calculated using, as a base, the Project Phoenix Price from Barr Ltd with the addition of the Mini Test Track.

The civil element of the Depot Building is essentially complete with the exception of minor works related to the integration of Systems equipment.

We have assessed the value of the Mini Test Track using quantities and subcontractor rates.

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#### **Auxiliary Works**

As a result of the ongoing mediation there are a number of areas across the site where work is currently suspended and it is not envisaged that any work will be done in these areas under a 'Prioritised Works' Minute of Variation however there is an ongoing requirement to maintain traffic management, site safety arrangements and utility protection measures in the meantime.

The following areas come under this category :-

- Section 1A Traffic Management and Safety Fencing to accommodate works to Lindsay Road Retaining Wall and Tower Place Bridge.
- Traffic Management and Safety Fencing Section 2A through 5A, B and C
- Traffic Management and Utility Protection Measures at the A8 Underpass

We have also identified some key areas of work, some of which are comparatively low in value, where it would be beneficial to the future Programme if these works were instructed under a 'Prioritised Works' Minute of Variation.

They are as follows

• Additional testing in the Murrayfield Retaining Wall Corridor.

Through the normal process of submitting and agreeing Estimates under the Infraco Contract (INTC 625) it was identified that there was a need for extensive ground improvement works in the area of Murrayfield Stadium, in particular Retaining Walls S218 and D.

We have identified that it would be prudent to instruct around this ground investigation work to finalise the design.

The total cost of this work would be the order of 100k and would include testing and design costs. This process could be complete within 10 weeks of an instruction to proceed. This would allow the design to be finalised in advance of the works commencing in September 2011 thus ensuring the programme for this section of works.

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### **Auxiliary Work (Contd)**

#### · Water of Leith Sewer Lining.

Through the normal process of submitting and agreeing Estimates under the Infraco Contract (INTC 479) it was identified that there was a need for advanced works to protect an existing sewer in the area of the Water of Leith Bridge (\$21E).

We consider that it would be prudent to instruct this work to ensure the Programme in this area, however we accept this structure is not on the critical path.

The total cost of this work would be the order of 70k. These works could be complete within 8 weeks of an instruction to proceed.

#### Demolition of Plots 96/97 Roseburn Garage

Through the normal process of submitting and agreeing Estimates under the Infraco Contract (INTC 368) it was identified that there was a need for additional demolition in the area of Russell Road Retaining Wall.

The demolition or otherwise of these properties will have a critical effect on the Programme in this discrete area and Section 5 as a whole.

We require CEC to finalise an agreement with the current owner which allows infraco to take access and demolish these properties. It would be necessary to start these works in advance of the currently planned date of 1 September 2011 to provide any programme benefit,

We anticipate that it will take 10 weeks to demolish these properties from an instruction to proceed, the demolition works are likely to cost around £100k.

#### Demolition of Plots 101/102

Through the normal process of submitting and agreeing Estimates under the Infraco Contract (INTC 368) it was identified that there was a need for additional demolition in the area of Russell Road Retaining Wall.

However this additional demolition (Plot 102) may have an impact on another existing property (Plot 101) and this needs to be resolved.

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# **Auxiliary Work (Contd)**

#### Demolition of Plots 101/102 (Contd)

The options available are to either strengthen and make watertight Plot 101 to allow the demolition of Plot 102 to proceed or alternatively extend the agreement with the current owner to demolish both plots in their entirety.

Our preferred option is to demolish both properties

It would be necessary to start these works in advance of the currently planned date of 1 September 2011 to provide any programme benefit.

Again we understand that there is no agreement with the current owner to allow any of these works to proceed in any event.

### Russell Road Retaining Wall

The early resolution of Plots 96/97 and 101/102 could allow a start of the main construction works on the 1 September 2011.

# Site Clearance in Section 7A.

We have proceeded to clear trees in the area of the Gogarburn Retaining Wall (W14) prior to the start of the nesting season thus removing this constraint from future works. The works is of a nominal value of £20k and will be complete shortly.

### Testing for Contamination

There is a nominal amount of testing required to be done to complete our assessment of the remaining contaminated land on the site.

Whilst not critical to the overall programme it does allow for the measures for dealing with contamination to be finalised in advance of any works starting in September 2011.

In addition we require the client to confirm the status of the Planning Application, which he has progressed, for the storage of non-hazardous material on or adjacent to the site. This would need to be in place for the 1 September 2011.

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### Milestone Schedule Updates

There are two areas of the site where work has been/is in progress and where either the current Milestone Schedule does not represent the works actually carried out or that we have been prevented from updating the Milestone Schedule due to the lack of the issue of a tie Change Order.

They are as follows

- The Depot Building and External Work
- Section 5 Structures generally

We propose that the 1<sup>st</sup> and 2<sup>nd</sup> Mobilisation payments as envisaged under the 'Prioritised Works' Minute of Variation take into account, equally, the fact that the works have been properly carried out and that save for the absence of a tie Change Order the Milestone Schedule would have been updated and allowed the recovery of this cost.

It would not be correct to simply spread any balance due through a new, revised and simplified milestone schedule which would only come into effect after the 1 September 2011.

In respect of the Depot Building and External Works there was, prior to the Mediation, an initiative to resolve many of the outstanding INTCs relating to the Depot Area and there was a general recognition that there was an entitlement to be paid for these works.

The initiative was never concluded given that events were overtaken by the Mar Hall Heads of Terms however we continue to carry a significant cost which has not been reimbursed by way of being able to update the Milestone Schedule.

The amount of work carried out in the Depot Area in advance of being able to update the milestone Schedule is approximately £2 million.

In respect of the Structures in Section 5 we have assessed the cost of work carried out in advance of being able to update the Milestone Schedule to be of the order of £3.5 million.

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# **Target Price**

The Mar Hall Head of Terms sets out that the On Street Works shall be paid for on a Target Sum basis and that the mechanism for calculating and amending the Target Sum will be agreed at a later date.

Since the Mar Hall Heads of Terms were signed further discussions have taken place whereby it has been identified that, for a variety of reasons, it would be beneficial to start these works before the 1 September 2011.

During discussions with CEC Roads Department it was identified that to Inform both the Design and the Target Price it would be advantageous to identify, by way of trial holes, the condition of the existing road and sub-formation from Haymarket to St Andrews Square.

Additionally and at the same time this resource could identify the location of any utilities to allow CEC and the infraco to plan and programme the works in these areas to minimise the effect of utilities on the construction of the Civils and Systems works.

We have for the purposes of this initial submission based the cost on our experience of trial holes on Leith Walk (INTC 490)

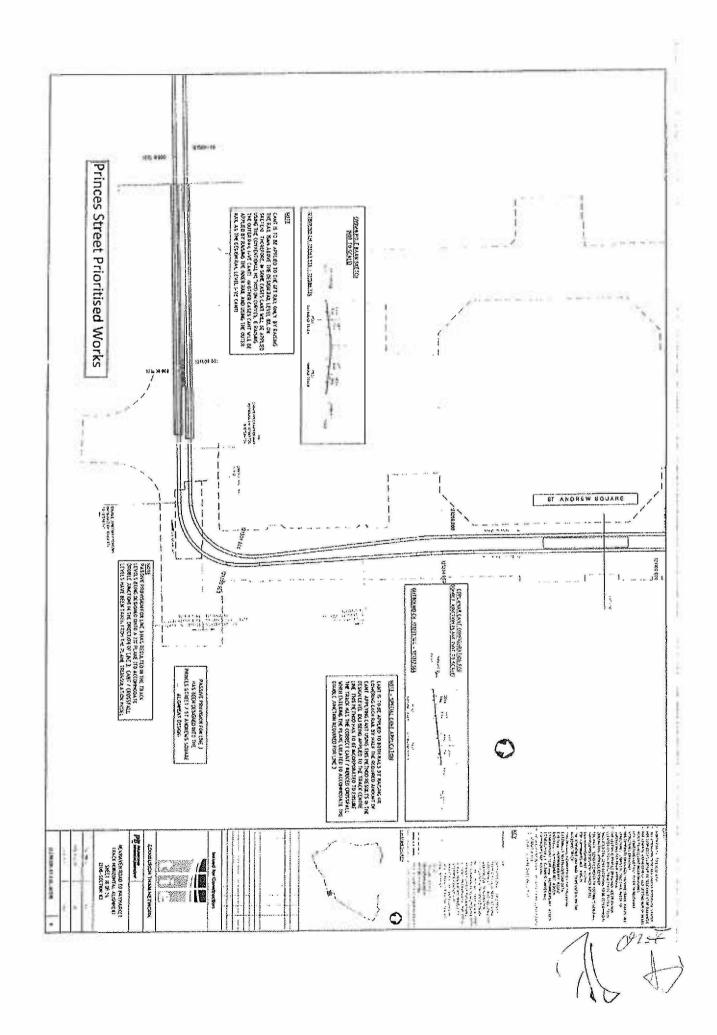
We understand also that a full closure on Princes Street will be permitted commencing early May 2011 and that the Embargo which prevents work being carried out in July and August will be lifted.

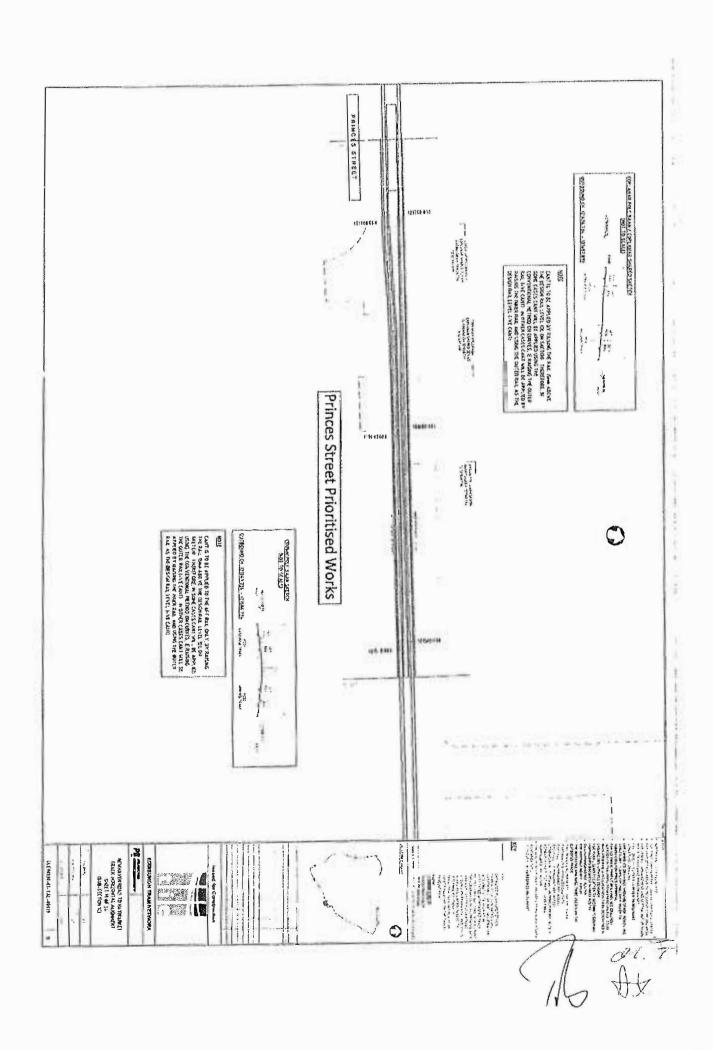
We had anticipated that we would carry out any remaining works on Princes Street in conjunction with the works to Haymarket to Lothian Road and Waverley Bridge to St Andrews Square.

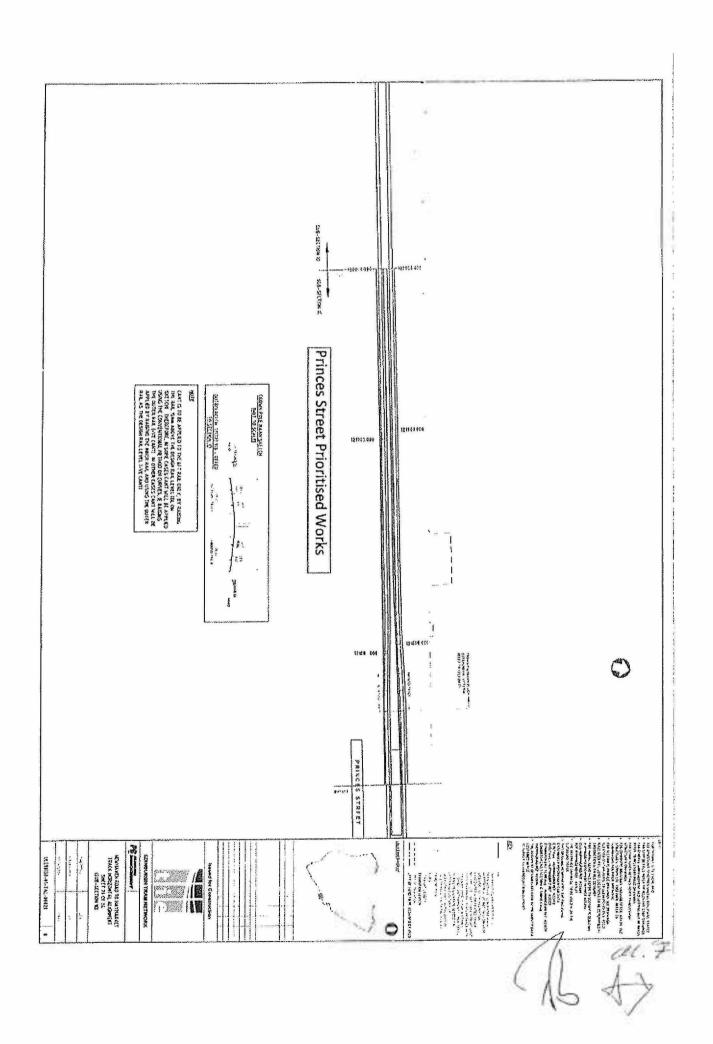
It would be beneficial to take advantage of this closure and execute as much of the outstanding works as is technically feasible. We have not, in the time available, been able to prepare a detailed analysis of the value of the outstanding works, however we have provided an indication, by way of an assessment based on our experience, the value of the outstanding works.

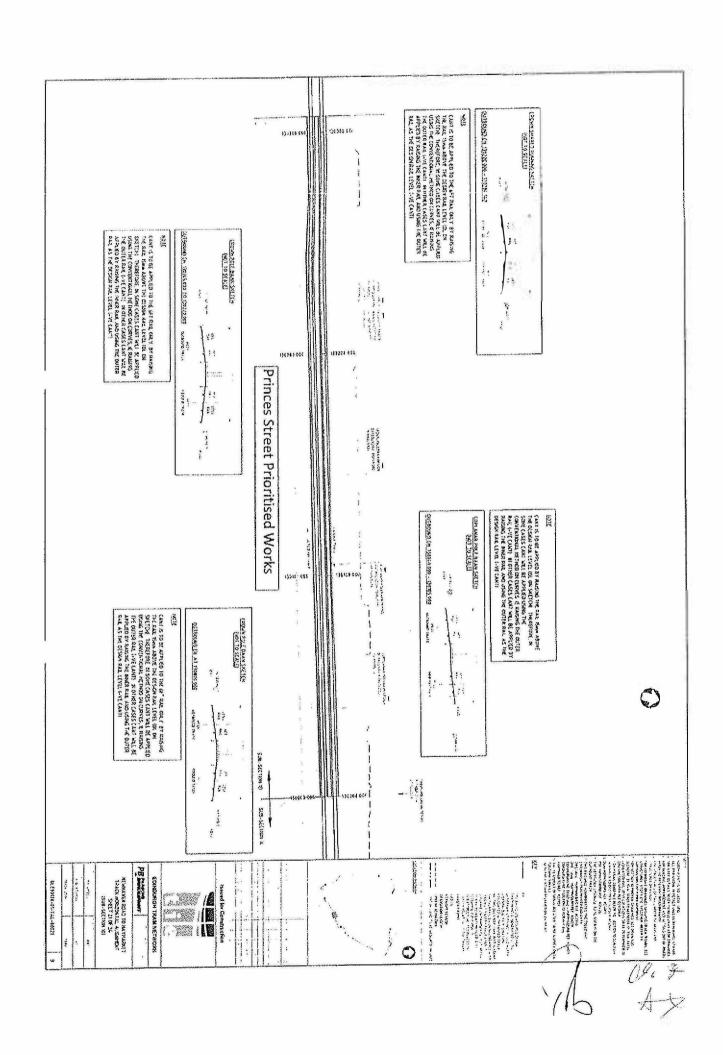
We will work with you to develop this to conclusion to ensure that this element of the work does not prejudice any future mechanism which we will seek to develop and agree for the Target Price as envisaged by the Mar Hall Heads of Terms.

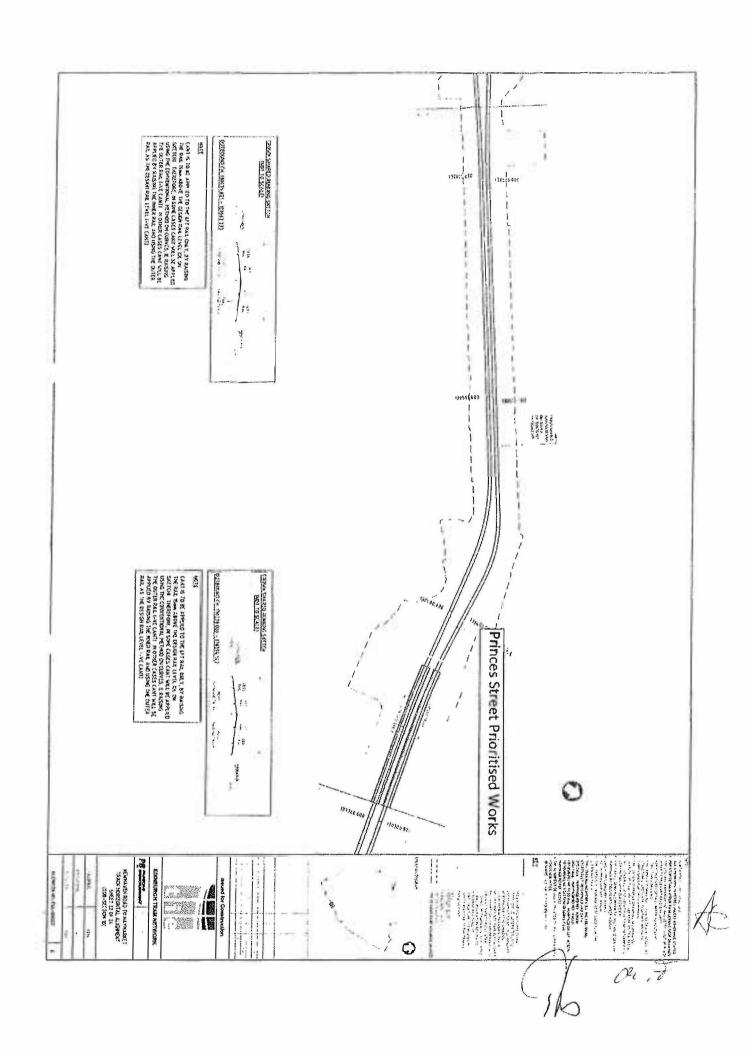
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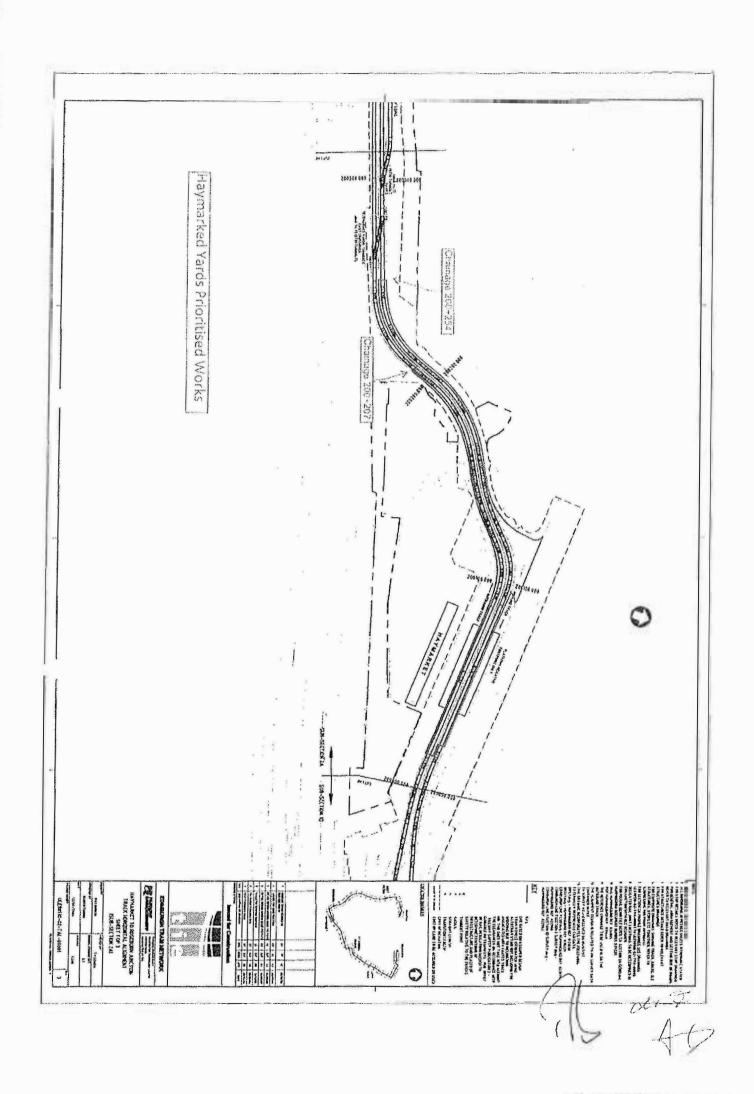


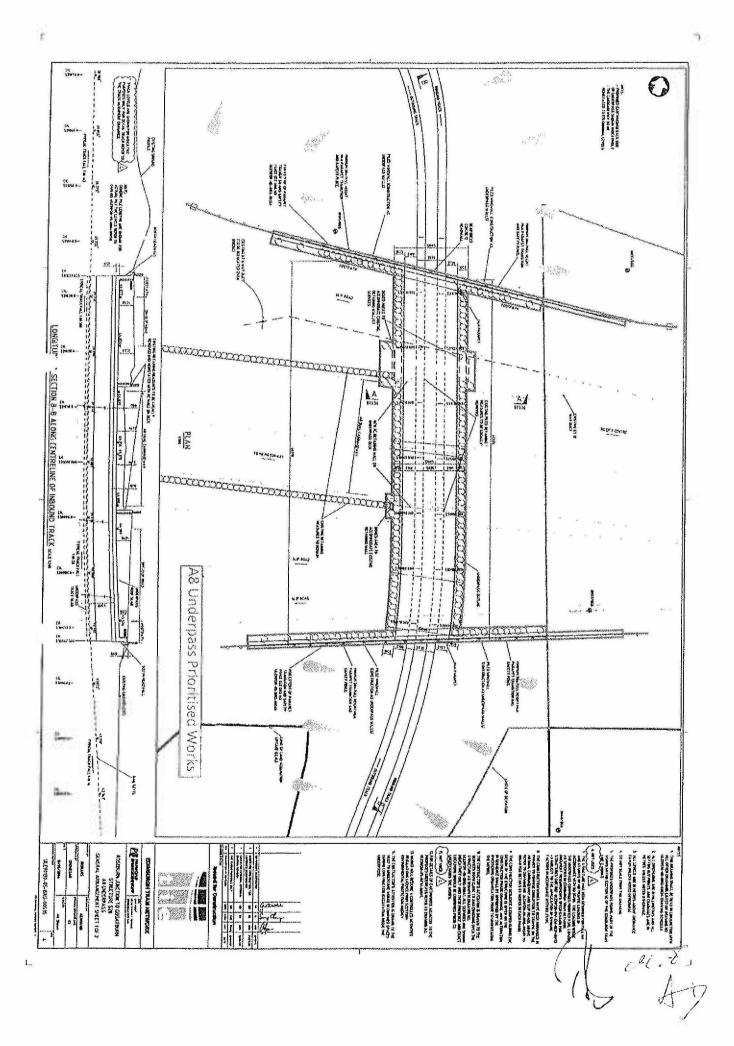


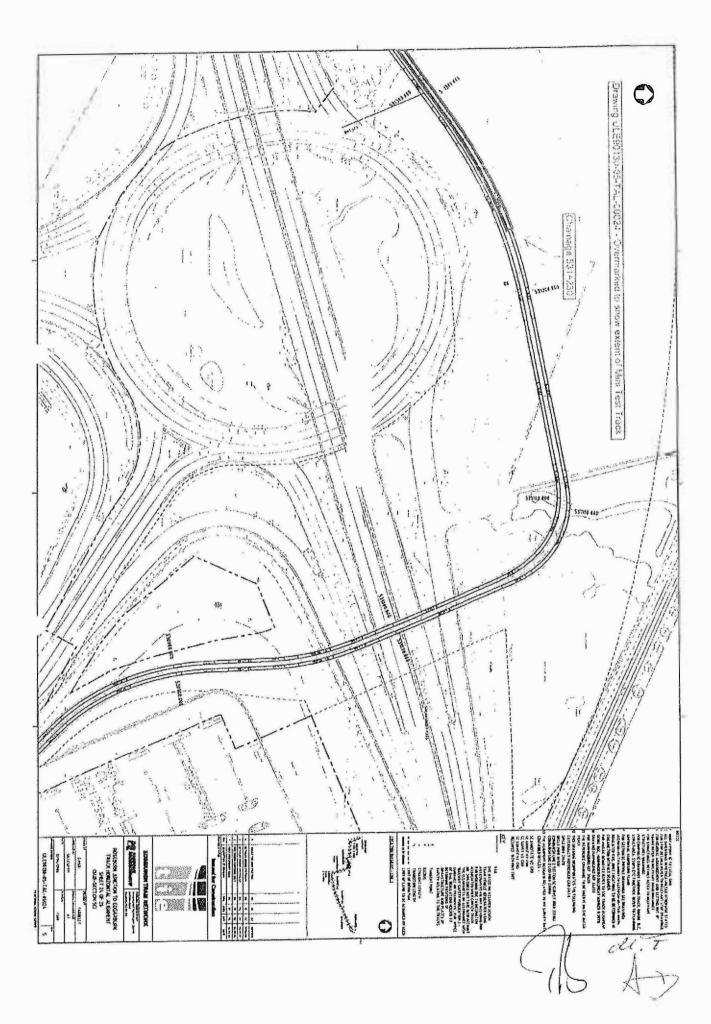


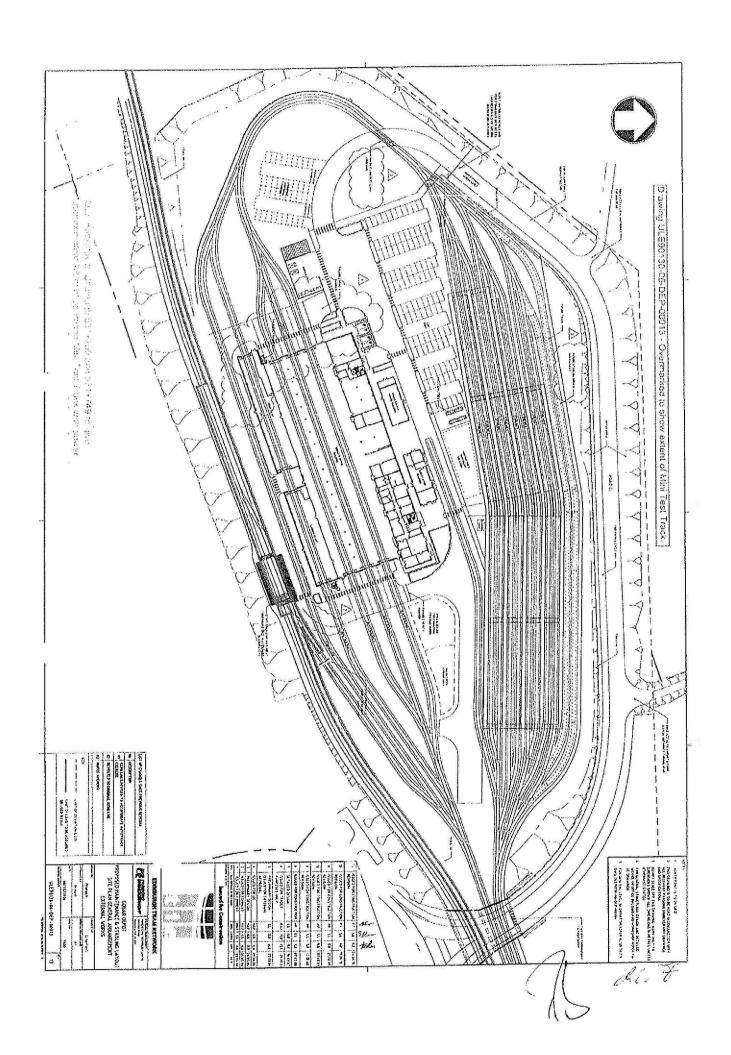


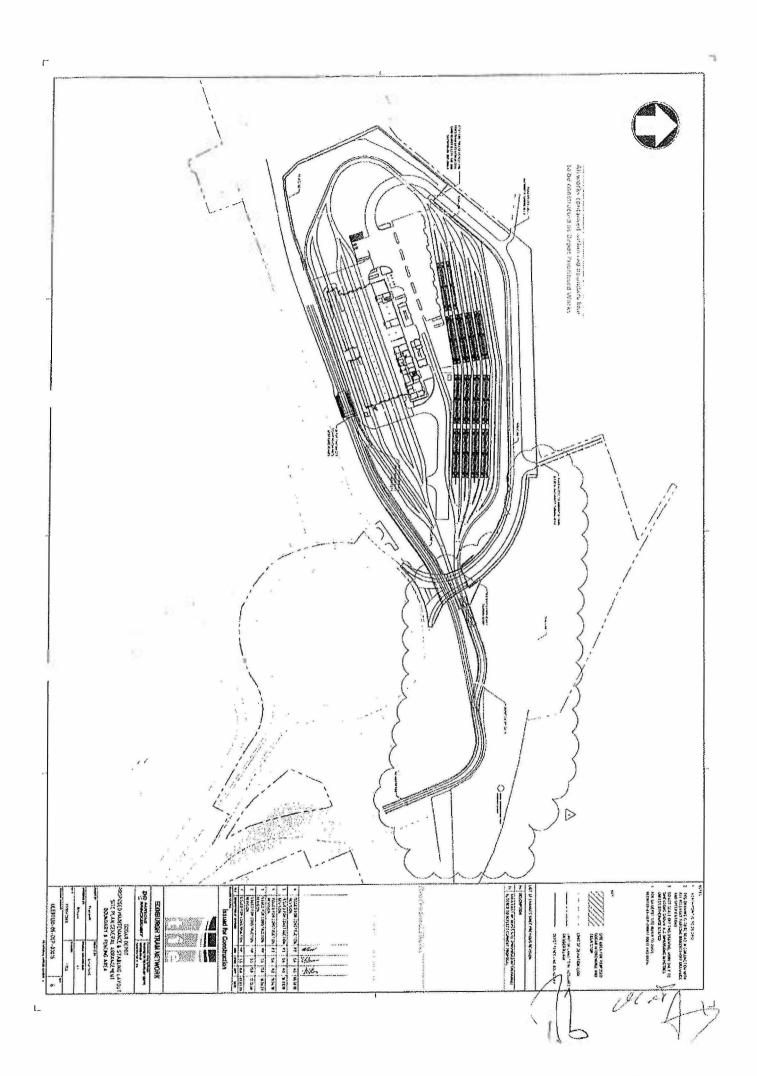












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Note: This table only shows the expendance of the Prioritized Works up to the 13 Separated 2011 and does not represent the lotal value of the Prioritized World

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SUMMARY: BY INFRACO MEMBER

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2 Summary

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