

1. Meeting on 3 March 2017:
  - a. Agenda - outwith the scope of request.
  - b. Report by Project Monitor – 3 March 2017 – the report included the following relating to Picardy Place (THRE is the name of the St James Quarter developer):
    - 2.5 A number of other issues have also been raised with THRE in relation to the project where some form of decision or agreement needs to be reached. These are as follows:-
      - CEC Costs
      - Utility Free Tram Box (i.e. Tram Proofing Works Area)
      - GAM Area Boundary
      - Utilities - Picardy Place Development Site
      - Decision Making Processes – Traffic Management Protocol
      - Picardy Place Design Options
    - 3.2 Some of the key dates are as follows:-
      - Project Completion – 16 Oct 2020.
      - Picardy Place – 06 June 2018 – 16 Oct 2020 (previously 16 Sept 2020).
      - Elder Street/James Craig Walk – 19 July 2019 – 25 Sept 2020.
      - Cathedral Place/Little King Street – 09 Sept 2019 – 25 Sept 2020.
      - Register Square/Leith Street – 20 Feb 2020 – 09 Oct 2020.
    - 4.3 This cost does not include any provision for additional works at Leith Street and Picardy Place that are the subject of on-going discussion between the Council and THRE.
  - c. GAM Progress Report No 1 – March 2017 - the report included the following relating to Picardy Place:

## 1. EXECUTIVE SUMMARY

This is the first Progress Report in connection with the Growth Accelerator Model Agreement entered into between the City of Edinburgh Council and Edinburgh St James on 21 June 2016.

The report deals with the progress of the works associated with the GAM Agreement regarding the improvement of the existing St James Centre Quarter and CEC Growth Assets.

The works includes the provision of and improvements to external and highways works surrounding the former St James Centre including Leith Street, 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. The works also include provision of public facilities and the structure for a District Heating Network facility.

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



### 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

Under the terms of the GAM Agreement any Permitted Variation requested by the Council increases the GAM Funding Cap.

A list of the potential changes noted is included below:

#### **Potential Variations in Scope to GAM Works**

##### Leith Street

- ☐ Works outside GAM boundary/ GAM drawings
  - o Extension of footpath widening to Waterloo Place and banning of left turn (Possible TRO Impact)
  - o The footpath outside the red line boundary on the south, east side of Leith St
  - o Footpath widening at pinch points outside the Cube and Baillie Gifford
  - o Extension of works along Calton Road/ Calton Hill
- ☐ CEC requested changes to area within GAM
  - o Wider stone kerbs
  - o Stone 'beany' kerb drains
  - o Changes to cycleway spec (tbc)
  - ☐ Signal changes with lane removal to widen footway and removal of traffic islands
  - ☐ Widening of footway on Leith Street south
  - ☐ Revised crossings on Leith Street at Greenside Row and Calton Road

##### 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

##### Elder St

- Change to planning approved layouts and impact of this on other sections. An additional diagonal crossing at St James Place/Elder Street

All variations will be costed and appraised in accordance with the provisions of the GAM Agreement

## 10. TRAFFIC MANAGEMENT PROPOSALS AND PROGRAMME

Regular liaison has been taking place at the traffic management review panel (TMR P) forums that are held with CEC, emergency services, transport operators, stakeholders and the Edinburgh St James team to discuss, plan and agree the strategy is to be implemented.

These meetings are coordinated to the programme of works on site, and the process also caters for the virtual approval for matters which do not require formal meetings.

A number of works have been successfully carried out in the period under traffic management discussed and agreed at the TMR P forum and regular future meetings are anticipated to be arranged as required.

These include :

- Service diversions for Leith Street
- Enabling Works on Leith Street for Construction
- Survey Works from Waterloo Place down Leith Street
- Survey Works around Picardy Place

## 11. KEY DECISIONS / ISSUES / RISKS

The following are the key decisions/issues/risks:

- Leith Street closure – recent confirmation of direction allows the stakeholder engagement to progress in order to append to the report for the committee on 21<sup>st</sup> March.
- Picardy place design solution and variation to gam agreement.
- Leith Street variations to gam agreement.
- Retention of stone kerbs and other items for re-use.

## 12. FINANCIAL

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.

This cost excludes the increased scope of works requested in Leith St, changes to Picardy Place ( Option 2 ) and any further changes to the agreed set of contractual drawings.

EDINBURGH ST. JAMES: GAM WORKS

COMPARISON BETWEEN MARCH 2016 ESTIMATE AND LOR CONTRACT SUM ANALYSIS

Rev B

Nr	Description	Sub-Total £	LOR Amount October 2016 £	LOR Amount October 2016 Provisional Sums £	LOR Amount October 2016 Uplifts Allocated £	Budget Estimate March 2016 £
G	Picardy Place Highways Works		7,353,411	1,693,000	10,015,199	13,030,000
G1	Utilities Works - included as a Provisional Sum	Incl				

2. Meeting on 7 June 2017:
  - a. Agenda – outwith the scope of the request.
  - b. Note of meeting on 3 March 2017 – out with the scope of the request.
  - c. Project Monitor – 7 June 2017 - the report included the following relating to Picardy Place:
    - 2.5 The Council has prepared four variations to date, all of which await feedback from THRE on programme and costs. These include:
      - Utility free zone to the Tram Proofing Works Area.
      - Utility provision to the development site at Picardy Place
      - Rationalisation of project scope to carriageway at Cathedral Lane
      - Amendment to Site Boundary at Leith Walk to align with Leith Programme Phase 6.
    - 2.6 THRE have issued one variation to date to the Council for the increase to GAM Boundary at Picardy Place, but are yet to issue the following variations:
      - Retaining existing granite paving at Omni in lieu of new (Picardy Place)
      - Retaining existing granite paving to Leith Street (The Cube) in lieu of new
      - Scope creep to Leith Street design (footway at Waterloo Place and signalised junction at Calton Road)
    - 2.7 The variation issued for the increase to GAM Boundary at Picardy Place remains to be agreed and the Council have a number of queries in relation to the costs apportioned to this variation.

3.2 Some of the key dates are as follows:-

- Leith Street (construction) – 4 Sept 2017 – 26 July 2018
- Picardy Place (construction) – 16 Feb 2018 – 16 Oct 2019
- Elder Street/James Craig Walk (construction) – TBA
- Cathedral Lane/Little King Street (construction) – TBA
- St James Place (construction) – TBA
- Register Square/James Craig Square (construction) – TBA
- Practical Completion (Retail Area) – 16 Oct 2020

3.3 The table below shows the progress made in relation to each of the CEC Growth Assets.

Growth Asset	Description	Status
(a)	Public realm and infrastructure improvements at James Craig Walk	Unknown
(b)	Accessibility and permeability improvements around the New St James Centre	
	<ul style="list-style-type: none"> <li>• Leith Street</li> </ul>	Detailed Design
	<ul style="list-style-type: none"> <li>• York Place</li> </ul>	Unknown
	<ul style="list-style-type: none"> <li>• Elder Street</li> </ul>	Initial Design
	<ul style="list-style-type: none"> <li>• Cathedral Lane</li> </ul>	Unknown
	<ul style="list-style-type: none"> <li>• Little King Street</li> </ul>	Unknown
	<ul style="list-style-type: none"> <li>• St James Place</li> </ul>	Unknown
	<ul style="list-style-type: none"> <li>• James Craig Square</li> </ul>	Unknown
	<ul style="list-style-type: none"> <li>• Register Square</li> </ul>	Unknown
(c)	Public realm and tram proofing works at Picardy Place	Detailed Design
(d)	A multi-modal transport interchange at the junction of Leith Walk, Leith Street and York Place	Detailed Design
(e)	The Energy Centre	Unknown

- d. GAM Progress Report No 2 – June 2017 - the report included the following relating to Picardy Place.

### 1. EXECUTIVE SUMMARY

This is the second Progress Report in connection with the Growth Accelerator Model Agreement entered into between the City of Edinburgh Council and Edinburgh St James on 21 June 2016.

The report deals with the progress of the works associated with the GAM Agreement regarding the improvement of the existing St James Centre Quarter and CEC Growth Assets up to 31<sup>st</sup> May 2017.

The works includes the provision of and improvements to external and highways works surrounding the former St James Centre including Leith Street, 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. The works also include provision of public facilities and the structure for a District Heating Network facility.

CEC Variations–

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

### 2. SUMMARY RISK DASHBOARD

	Significant impact on project / requires immediate action.	RAG STATUS
	Minor impact on project / requires prompt action.	
	No impact on project.	
	Decision on design for Picardy Place- Approval originally programmed for December 2016	

### 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



## 5. PROGRESS (DURING REPORTING PERIOD)

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

- Development of Design Package for Approvals Group in respect of works to Leith Street
- 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

Leith Street Works complete in terms of design. Awaiting comments from CEC following submission of information for Technical Approvals on 16 May

Design has been caveated with disclaimer regarding cycle path at Calton Road junction with Leith Street.

THRE/LOR consider no further requirement for consultation

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.

The ESJ team are working to develop a final agreed design solution.

## 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..

The initial stages of building warrant have been submitted and approved and there be an ongoing programme of engagement with building control and submission of warrant.

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.

The approvals oversight group have commented on the Leith Street design works and detailed design is progressing.

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.

## 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.

The Approvals Oversight Group have commented on the Leith Street design works and detailed design is progressing for which further workshops are anticipated.

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

Under the terms of the GAM Agreement any Permitted Variation requested by the Council increases the GAM Funding Cap.

A list of the potential changes noted is included below:

#### **Potential Variations in Scope to GAM Works**

##### Leith Street

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  - o Changes to cycleway spec (tbc)
  - ☒ Signal changes with lane removal to widen footway and removal of traffic islands
  - ☒ Widening of footway on Leith Street south

## ☒ Revised crossings on Leith Street at Greenside Row and Calton Road

### Picardy Place

- Works outside GAM red line boundary (London Road/ Omni)
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  - 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

### Elder St

- Change to planning approved layouts and impact of this on other sections. An additional diagonal crossing at St James Place/Elder Street

All variations will be costed and appraised in accordance with the provisions of the GAM Agreement

## 11. KEY DECISIONS / ISSUES / RISKS

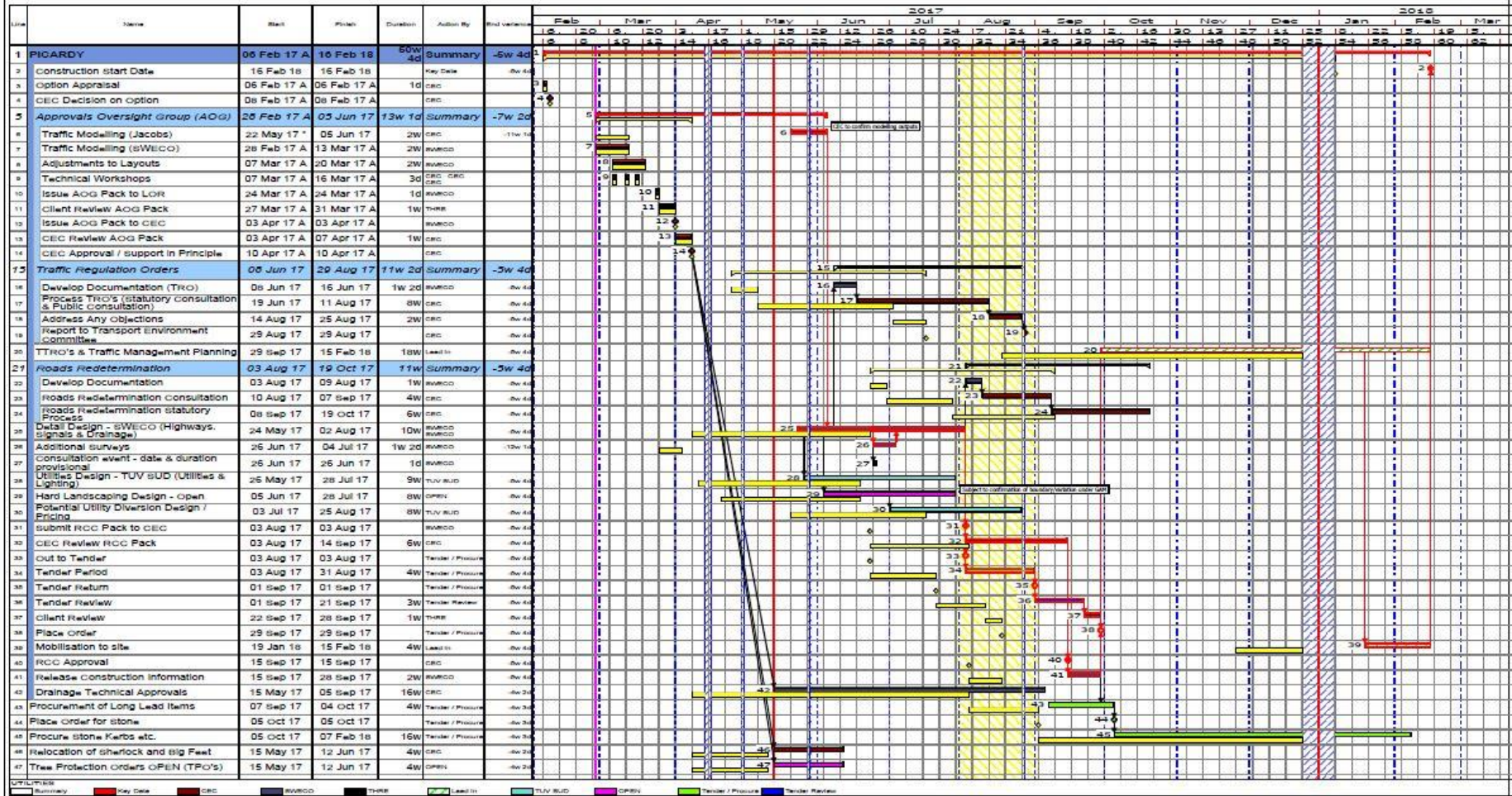
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- Picardy Place design solution and variation to GAM agreement.
- Leith Street variations to GAM agreement.
- Decision of specification of stone kerbs .

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.

# 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		

3. Note of meeting on 7 June 2017 - out with the scope of the request.