

## **Appendix 2 Marlborough Square Public Realm – Commentary on Tender Price.**

**The tender price received for the Marlborough Square public realm project is greater than previous project costs estimates. The following commentary seeks to explain this variance.**

1.0 There are a range of factors that have influenced the post tender project cost estimate and these are explored in the following paragraphs.

### 1.1 Additional Fees

1.1.1 LCC Highways have quoted their Standard Inspection Fee of 10% (of works value) for their inspection services. This is the same rate as they charge developers for S278 agreements on commercial developments. The project team are currently in discussion with the County Council about whether some or all of their fees can be waived on the basis that:

- They were paid a significant fee previously for the abortive scheme they proposed but was undeliverable.
- The Supervising Agent that NWLDC are employing to represent its interests and ensure the work is of the highest quality is a former LCC senior engineer capable also of representing LCC.
- Marlborough Square is a public realm project not a commercial development and the 10% fee would be massively in excess of the actual time cost of inspections by LCC.

### 1.2 Commuted Sum

1.2.1 Leicestershire County Council have indicated they will require a commuted sum of £50,000 to cover the extra difficulty in carrying out any future repairs to the granite surface and the enhanced cost of replacement materials (when compared to tarmac).

1.2.2 We are proposing that no commuted sum be paid based on the following justification:

- Granite is a more durable material than concrete or tarmac and should require less replacement over the life of the space.
- NWLDC have included within the project cost the purchase of 15% surplus granite materials in order to provide for future maintenance.
- The proposed works include a full width plane and resurface of Jackson Street when in reality only a half width repair is required. We are electing to do this work for aesthetic reasons but it will also bring a benefit to LCC in that they will have a zero life expired wearing course and will therefore not need to resurface this road as early as they would otherwise have had to.

### 1.3 Enhanced Specification

1.3.1 Officers have recognised throughout the development of the project that the objective was not simply to create a public space, but that the quality of the public realm should be of the highest order. Severn Trent Water's insistence that they will not permit substantial trees and

structures within the sewer easements that cross the square has required us to think more creatively about how the desired environment can be created. The following inclusions have been necessary to protect quality aspirations:

- Planting – There is a requirement to use high impact, shallow rooting, low height planting. This in itself then creates problems linked to ensuring the planting thrives. An automated irrigation system is required which has an associated cost of circa £13,000.
- Street Furniture – Bespoke street furniture which makes significant use of timber for sustainability and to reflect the town's link to the National Forest has been selected.
- Feature Lighting – An LED based lighting scheme for the planting areas benches and bollards has been specified with a colour change facility. This will allow the creation of attractive environments after dark with the potential for creating variation at different times of the year.
- Surface Thickness and Bedding – It is proposed to increase the thickness of the granite surfacing across the square and elected to bed on mortar rather than sand. This will increase the bearing capacity of the surface giving it the strength needed to accommodate fairground rides. Use of a thick surface will also allow cleansing using mechanical sweepers rather than labour intensive manual sweeping.
- Part of the cellar within the Marlborough Centre is to be used as the plant room for Marlborough Square. This will house electricity meters and distribution boards plus the control systems for the irrigation system. This has removed the need to include a sizeable and ugly GRP utility services box from the square.

#### 1.4 Market Infrastructure

1.4.1 Whilst the ability to accommodate an outdoor market has always been part of the brief for Marlborough Square, the specification has been developed to include all infrastructure needed to establish the market. The budget for Marlborough Square now includes market stall purchase (£25,000) and 36 twin electrical outlets within recessed chambers within the square's surface. The cost of these electrical connections within the tender is £110,000.

#### 1.5 Reducing Future Revenue Spend

1.5.1 A number of items have been included within the specification that result in a capital cost now but reduce future revenue expenditure. Examples include:

- Purchase of spare benches, bollards and bins.
- Purchase of 15% spare granite to facility speedy and reduced cost future surface repairs
- Provision of posts and ducts to support future replacement or upgrade of CCTV system.