

REPORT

Report Title:	Upper Orwell Crossing – Final Report on Project Costs
Report to:	Bryn Griffiths, Senior Responsible Officer for the Upper Orwell Crossings Project
Meeting Date:	17 May 2019
Creator:	Suzanne Buck, Project Manager

1. Summary

1.1 On the 29 January 2019 Suffolk County Council's Cabinet considered a report which explained that the Upper Orwell Crossings' projected costs exceeded those that were set out in the original outline business case. It was agreed that the existing Upper Orwell Crossings project stop with immediate effect.

1.2 At the January 2019 Cabinet meeting a commitment was made to publish a report providing details of costs incurred by the project. This report provides a summary of costs by category of spend, see Table 1, Section 2 then provides a description of the categories and for key categories, a further detailed breakdown of costs.

Category	Costs
Advertising & Marketing	£4,500
Contracts	£9,400
Equipment	£2,300
Filming	£1,500
Ground investigations	£2,694,200
IT	£4,300
Key stakeholder fees	£28,700
Legal	£158,300
Meetings & events	£10,500
Postage	£3,500
Printing	£3,900
Professional fees	£4,437,600
RIBA competition	£77,900
SCC staff costs	£541,500
Surveys & data	£114,700
Training	£6,400
Travel	£9,500
Total	£8,108,700

Table 1. Summary table of all project costs

- 1.3 The Cabinet report in January 2019 predicted that the total Suffolk County Council expenditure on the project would be approximately £8.3m (subject to final closure of the account). The total expenditure detailed in this report falls within that projected figure.

2 Category description

- 2.1 This section provides detail of the cost categories shown in Table 1 and for categories showing larger expenditure a more detailed cost breakdown.
- 2.2 **Advertising & Marketing** – these costs relate to adverts in newspapers associated with the 2016 consultation and the 2018 ground investigations, together with the annual subscription for article space in the Waterfront Life publication.
- 2.3 **Contracts** – costs relate to the purchase of formal contract documents and contract management.
- 2.4 **Equipment** – this includes the cost of health and safety clothing, stationary, books and minor consumables.
- 2.5 **Filming** – drone footage was commissioned for the visualisation and presentation work. Film footage was also commissioned of a tall ship event to enable a better understanding of how these boats approach the lock.
- 2.6 **Ground investigations** – there were many areas of cost relating to the ground investigations work. Costs relating to legal work is included within Table 4 and WSP consultancy costs are included within Table 5.

Category	Company	Costs
Ground investigations	Associated British Ports, (ABP)	£3,600
	Compound	£12,500
	Fugro	£2,585,300
	Oxford Archaeology	£6,900
	Insurance	£21,500
	Landowner compensation	£14,400
	Mitigation work	£50,000
	Sub-Total	£2,694,200

Table 2. Ground investigations expenditure.

- **ABP** costs relate to mitigation work required as a result of the ground investigations. The costs include an estimate for a final invoice.

- **The compound** costs include rent, site clearance and planning costs.
- **Fugro** were the main contractor for these works. The costs include the work required to undertake the physical work, this includes the hire of the “Jack-up barges”, boreholes, material extraction, testing of the excavated samples and the preparation of the geotechnical report. The final account is still to be agreed and therefore this cost includes an estimate for the final invoice.
- **Oxford Archaeology**, archaeology monitoring is required for works of this size. Specialist archaeology consultants were engaged for this.
- **Insurance** was taken out to cover the Council against potential claims associated with the works.
- **Landowner compensation** - Work was undertaken at a number of locations on privately owned land, this cost covers compensation to those landowners and fees for their agent.
- **Mitigation work** - It is anticipated that further mitigation work will be required at one site where post ground investigation monitoring was undertaken. This is an allowance for that work.

2.7 IT – software licences and minor IT related equipment.

2.8 Key stakeholder fees – it is standard practice to cover the cost of engaging with key and statutory stakeholders, further detail is provided in Table 3 below.

Category	Company	Costs
Key stakeholder fees	Associated British Ports	£500
	Environment Agency	£6,000
	Historic England	£1,100
	Marine Management Organisation	£300
	Natural England	£300
	Network Rail	£20,500
	Sub-Total	£28,700

Table 3. Key stakeholders’ expenditure

2.9 Legal – there are various workstreams that require legal assistance, for example planning, access agreements and contract preparation. Further detail is provided in Table 4 below.

Category	Company	Costs
Legal	SCC	£28,400
	Clyde & Co	£23,000
	IBC	£1,500
	Counsel	£23,900
	Pinsent Masons	£81,500
	Sub-Total	£158,300

Table 4. Legal expenditure

- Internal **County Council** planning advice.
 - **Clyde & Co** fees relate to the ground investigations on ABP land.
 - **Ipswich Borough Council** fees relate to access for ground investigation work, this cost is an estimate for the final invoice.
 - **Counsel** relates to QC advice for the proposed planning route.
 - **Pinsent & Masons** provided most of the legal advice for the project, covering all workstreams.
- 2.10 Meetings & events** – costs cover booking of event venues and costs associated with meetings.
- 2.11 Postage** – these costs are mostly associated with posting information to residents and businesses prior to the commencement of the ground investigations.
- 2.12 Printing** – printing of newsletters and materials for public engagement.
- 2.13 Professional fees** – some professional fees have been covered in other categories such as legal and ground investigations, Table 5 below provides detail of the rest of the consultants and contractors used throughout the project. These costs include an estimate for final invoices.

Category	Company	Costs
Professional fees	Ardent Management Ltd	£113,600
	Concertus Design & Property Ltd	£2,800
	Foster + Partners	£179,100
	ITO World Ltd	£16,800
	Jacobs	£23,200
	Mace Ltd	£62,500
	Meeting Place Communications	£6,800
	WSP	£4,032,800
	Sub-Total	£4,437,600

Table 5. Professional fees expenditure

- **Ardent Management Ltd** are land agents, their work included access agreements and the negotiation of compensation on behalf of the Council.
- **Concertus Design & Property Consultants Ltd** undertook valuations and land searches.
- **Foster + Partners** provided architectural services for the design of the three crossings.
- **ITO World Ltd** provided visualisation videos of transport modelling outputs for the 2016 consultation.
- **Jacobs** are civil engineering consultants who undertook the independent review of project delivery costs in 2018.
- **Mace Ltd** provided specialist contract preparation services.
- **Meeting Place Communications** provided specialist facilitators services for workshops and focus groups.
- **WSP** were the main design consultants for the project. Their work covered a wide range of specialist technical workstreams including; highway and structural engineering design, planning advice, geotechnical engineering, maritime and environmental services. These costs include an estimate for final invoices.

2.14 RIBA competition – costs include fees for RIBA in relation to the procurement of the architect and £10k financial contribution, (honorarium) for each of the 5 shortlisted architectural firms, to cover the cost of the preparation of design materials required for the procurement process.

- 2.15 County Council staff costs** – all costs associated with the project team. This includes an estimate for redundancy costs associated with the end of the project.
- 2.16 Surveys & data-** this includes purchase of accident data, boat survey data, topographical surveys and journey time data analysis. The costs include an estimate for a final invoice.
- 2.17 Training** – NEC contract management training for the project team and consultation training.
- 2.18 Travel** – this covers all forms of travel by the project team.

3. Conclusion

- 3.1** The above report has been reviewed by a Senior Finance Officer on behalf of the S151 Officer.
- 3.1.1** Work on the Upper Orwell Crossings project has now concluded. Final costs, including estimates for final invoices where necessary, are within the budget projection set out in the Cabinet report.

Approved

Bryn Griffiths, Assistant Director Infrastructure and Waste

Suzanne Buck, Upper Orwell Crossing Project Manager.

Sara Mullins, Senior Finance Officer