

# REVISED COSTS FOR TINSIDE STEPS REPAIRS

Briefing Report for Executive Decision



## BACKGROUND

Storm events have caused damage to Tinside East Steps and West Nosing. The area is well used by the Wild Swimming Community providing free access to the sea for exercise.

A BC and expenditure was approved for works to be carried out in two Phases, removal of material and detailed investigation followed by repairs and reinstatement of the steps. Based on the assessed condition at that time the estimated value was £612k. It was confirmed at that time that there was risk on increased costs dependent on the findings once the damaged steps were removed and the full condition could be seen and required works detailed.

## CURRENT SITUATION

Failed Semi- Circular Steps:

The two steps of reinforced concrete skirting were unstable and have been removed. There is also voiding between the lower skirt and the limestone shelf on the west side (where the steps have failed above). This will need to be secured and tied back, filled and fixed to the concrete and limestone with stainless steel ties.

The steps above were cast in-situ but in sections with day joints which have failed and opened allowing the fines behind to be washed out leading to instability and subsequent structural failure of the steps. The strategy for repair now the failed steps have been removed is to construct a concrete support wall in stages which would be brought up in level as the steps were reconstructed. It would be imperative that the reinstated steps were cast in situ and in one step ring at a time without joints to enable us to form a monolithic structure rather than in parts or segments. This will provide the most effective solution with the marine grade concrete for the repair being pumped from the road above.

West Nosing:

There has been a significant failure and loss of granite sets forming the west wall just in front of the nosing. There is also evidence of horizontal and diagonal cracking in the concrete nosing repair which is due to the corrosion expansion of the embedded reinforcement which will continue. This has not been fully investigated as it is not yet possible or desirable to expose a larger area to sea action. This will be addressed in line with the reinstatement of the steps. There is a provisional sum for this. However it should be noted that there is financial risk associated with this element.

## SUMMARY OF COSTINGS:

Further to the original BC phase on of the works is approaching completion. As originally stated the full extent of the works could not be determined until the clearance and full investigation was achieved (Phase 1). Full detail of all works (except for the West Nose which remains undetermined, but for which a Provisional Sum of £60k is included) has now been determined and priced.

The original £612k estimate, now that detail has been established has been determined to be short by £465k.

**Summary of costs:**

Phase 1; demolition of steps, removal of material, filling of voids, concept design for re-instatement and all associated works, plant, barges etc. £411k

Phase 2; Construct Steps and part of the wall, final design, documentation, plant, barges, external professional fees site management and supervision. £538k

Western nose; Provisional Sum £60k

Internal Fees QS £23k FM£20k

Contingency: Minimal at less than 4% (Excluding Ph I costs). £25k

This BC is to request a further £465,000 from service borrowing at 2% over 30 years (Total Project Value £1,077,000 less approved £612,000)

**RECOMMENDATIONS****It is recommended that the Leader of the Council:**

- Approves the allocation of additional £465,000 for the project into the capital programme and funded by Services Borrowing from FM.
- Delegates the award of the contract to Service Director for HR&OD.