
**JERSEY FUTURE HOSPITAL
CO004 – SITE OPTION REPORT**

**APPENDIX 13 Proposed
Construction Programmes**

QUALITY ASSURANCE

Sign off: Terry Langdon

Position: Director

States of Jersey

Option A - Dual Site SOC Compliant Programme - 16 April 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021				2022				2023				2024				2025				2026			
						1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4				
1	Deliverable 3: Project Brief	255 days	Tue 24/06/14	Mon 15/06/15	GMS/Hassell/MJM	█																																																			
2	SoJ Approval of Change Order Nr. 4 - States Assembly	0 days	Tue 23/06/15	Tue 23/06/15	SoJ					◆ 23/06																																															
3	Deliverable 4: Feasibility Studies	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup					█																																															
4	Deliverable 5: Options Appraisal Report	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup					█																																															
5	Deliverable 6: Project Execution Plan	71 days	Mon 29/06/15	Mon 05/10/15	GMS					█																																															
6	Deliverable 7: Detailed Procurement Strategy	71 days	Mon 29/06/15	Mon 05/10/15	GMS					█																																															
7	Deliverable 8: Outline Business Case (OBC)	216 days	Mon 05/10/15	Mon 01/08/16	ICA					█																																															
8	Deliverable 9: Outline Planning Application	41 days	Mon 30/11/15	Mon 25/01/16	Hassell & Arup					█																																															
9	Planning Determination Period	131 days	Mon 25/01/16	Mon 25/07/16	SoJ					█																																															
10	Deliverable 10: Detailed Design	261 days	Mon 25/01/16	Mon 23/01/17	ICA/SoJ					█																																															
11	Deliverable 11: SoJ Approvals	91 days	Mon 01/08/16	Mon 05/12/16	SoJ					█																																															
12	Deliverables 12 and 13: Tender Documents	86 days	Mon 08/08/16	Mon 05/12/16	GMS					█																																															
13	Deliverable 14: Tender Period	116 days	Mon 07/11/16	Mon 17/04/17	Contractor					█																																															
14	Tender Report and Recommendation	11 days	Mon 17/04/17	Mon 01/05/17	GMS					█																																															
15	Deliverable 15: Full Business Case (FBC)	341 days	Mon 01/08/16	Mon 20/11/17	ICA					█																																															
16	Deliverables 16 and 17: SoJ Approvals	66 days	Mon 01/05/17	Mon 31/07/17	SoJ					█																																															
17	Full Planning Application and Determination	71 days	Mon 31/07/17	Mon 06/11/17	SoJ					█																																															
18	Mobilisation	31 days	Mon 27/11/17	Mon 08/01/18	Contractor					█																																															
19	CONSTRUCTION - Overdale - Phase 0	566 days	Mon 08/01/18	Mon 09/03/20	SoJ/Contractor					█																																															
20	Phase 0 - Enablement Works	226 days	Mon 01/08/16	Mon 12/06/17	Contractor					█																																															
21	Phase 0 - New Building - 2 Storey	521 days	Mon 08/01/18	Mon 06/01/20	Contractor					█																																															
22	Client Operational Commissioning and Decanting	46 days	Mon 06/01/20	Mon 09/03/20	SoJ					█																																															
23	Five Oaks	261 days	Mon 18/06/18	Mon 17/06/19	Contractor					█																																															
24	CONSTRUCTION - Phase 1 - 12	1741 days	Mon 09/03/20	Mon 09/11/26	SoJ/Contractor					█																																															
25	Phase 1 - Outpatients move to Overdale	46 days	Mon 06/01/20	Mon 09/03/20	SoJ					█																																															
26	Phase 2 - Acquisition and vacation of Edward Place	396 days	Mon 06/07/15	Mon 09/01/17	SoJ	█																																																			
27	Phase 3 - Demolition of Edward Place	86 days	Mon 08/01/18	Mon 07/05/18	Contractor					█																																															
28	Decant Granite Block (part) Ground Floor prior to Phase 4	86 days	Mon 08/01/18	Mon 07/05/18	SoJ					█																																															
29	Phase 4 - New Build Block A - 2,991 m2 & Ground Floor Refurbishment of Granite Building - 664 m2	336 days	Mon 09/03/20	Mon 21/06/21	Contractor					█																																															
30	Phase 5 - Decant Catering to Five Oaks	156 days	Mon 17/06/19	Mon 20/01/20	SoJ					█																																															
31	Phase 5 - Decant Ground Floor 1980's block	31 days	Mon 21/06/21	Mon 02/08/21	SoJ					█																																															
32	Phase 6 - Refurbish Ground Floor 1980's block - 1,481 m2	196 days	Mon 02/08/21	Mon 02/05/22	Contractor					█																																															
33	Phase 7 - Decant Pathology & Mortuary	36 days	Mon 02/05/22	Mon 20/06/22	SoJ					█																																															
34	Phase 8 - Demolish Gwyneth Heulin (part) & Lab Block	131 days	Mon 20/06/22	Mon 19/12/22	Contractor					█																																															
35	Phase 9 - New Build Block B - 14,360 m2 and Refurb Gwyneth Heulin - 4,017 m2	521 days	Mon 09/01/23	Mon 06/01/25	Contractor					█																																															
36	Phase 10 - Decant into Block B and areas refurbished in previous phase	26 days	Mon 06/01/25	Mon 10/02/25	SoJ					█																																															
37	Phase 11 - Refurbish remainder of Granite Block - 2,870 m2	196 days	Mon 10/02/25	Mon 10/11/25	Contractor					█																																															
38	Phase 12 - Refurbish 1980's Block - 6,424 m2	261 days	Mon 10/11/25	Mon 09/11/26	Contractor					█																																															

For ease of reference Deliverables 1-17 have been mapped to the above pre-construction tasks.
 A 'best fit' approach has been adopted as the original Technical Advisor requirement included taking Overdale – Ambulatory Care to Full Planning tender and RIBA Stage 3+ and no post contract service. The remainder of Dual site was only to Outline Planning and OBC.

Author:	Rachel Heywood	Consultant	Gleeds
Date:	24/04/15	Circulation:	Project Board

PROGRAMME ASSUMPTIONS

Option A – Dual Site SOC Compliant

Feasibility Studies

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015. ID 4 the Options Appraisal Report which whilst running in parallel with ID 3 is reliant on the output of this exercise which feeds the basis of its report.

Options Appraisal Report

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015.

Detailed Procurement Strategy

The procurement strategy will be dependent upon the preferred site selected.

Outline Business Case (OBC)

The OBC drafting will commence as early as possible but it is noted cannot be finalised until outline planning permission has been obtained.

Outline Planning Application

A period of 8 weeks has been allowed.

Planning Determination Period

A planning determination period of 6 months has been included reflecting discussions with the States Planners on 23 January 2015 and 26 February 2015.

SoJ Approvals

These dates reflect our understanding of the States of Jersey approval procedure.

Tender Documents

The 6 month period for the preparation of the tender documents is consistent with general good practice and overlaps the detailed design period by one month.

Tender Period

The 5 month tender period is consistent with general good practice for a two stage tender.

Tender Report and Recommendation

The 2 week tender report and recommendation period is consistent with general good practice for a two stage tender.

Full Business Case (FBC)

The Full Business Case will be completed following receipt of formal tenders and the award of full planning consent in accordance with States of Jersey procedures.

Full Planning Application and Determination

A planning determination period of 3 months has been allowed from 31 July 2017 to 06 November 2017.

Mobilisation

A 1 month mobilisation period is consistent with general good practice for a two stage tender.

Phase 0 – Enablement Works

This bar covers the period for the enablement works, asbestos removal, demolitions and site clearance in readiness for building works. The 10 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Phase 0 – New Building – 2 storey

This bar covers the construction period for the new building of 24 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 586m² per month compared with a current Jersey development at 812m² per month.

Client Operational Commissioning and Decanting

This is a period following completion of the building will have been commissioned during the construction period. The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages. Where necessary the Client may require to employ decant specialists which will free up their own limited resources and provide decant and commissioning expertise not currently existing within the Client team.

Five Oaks

A 12 month construction period has been allowed for the construction of the new catering department at Five Oaks, the construction programme is not on the critical path other it is completed and fully operational in readiness for the timely decant from the Existing Hospital.

Phase 1 – Outpatients move to Overdale

The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 2 – Acquisition and vacation of Edward Place (following States Approval)

This bar covers the period for the acquisition in readiness for building works. The 18 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Phase 3 – Demolition of Edward Place

This bar covers the period for the enablement works, asbestos removal, demolitions and site clearance in readiness for building works. The 4 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Decant Granite Block (part) Ground Floor prior to Phase 4

A 4 month client operational commissioning and decanting has been allowed this is consistent with recent hospital projects carried out by Gleeds. The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 4 - New Build Block A – 2,991m² & Ground Floor Refurbishment of Granite Building 664m²

This bar covers the construction period for the new building of 15 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 243m² per month compared with a current Jersey development at 812m² per month.

Phase 5 - Decant to Five Oaks

A 7 month client operational commissioning and decanting has been allowed this is consistent with recent hospital projects carried out by Gleeds, the decant is not on the critical other than it happens in time for Phase 6 to start and that the Five Oaks Catering Block has been completed and is fully operational.

Phase 5 - Decant Ground Floor 1980's block

A 2 month client operational commissioning and decanting has been allowed this is consistent with recent hospital projects carried out by Gleeds. The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 6 – Refurbish Ground Floor 1980's block – 1,481m²

This bar covers the construction period for the new building of 9 months and is consistent with similar projects taking into the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 165m² per month compared with a current Jersey development at 812m² per month.

Phase 7 – Decant Pathology & Mortuary

A 2 month client operational commissioning and decanting has been allowed this is consistent with recent hospital projects carried out by Gleeds. The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 8 – Demolish Gwyneth Heulin (part) & Lab Block

This bar covers the period for the enablement works, asbestos removal, demolitions and site clearance in readiness for building works. The 6 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Phase 9 - New Build Block B – 14,360m² and Refurbish Gwyneth Heulin – 4,017m²

This bar covers the construction period for the new building of 24 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 765m² per month compared with a current Jersey development at 812m² per month.

Phase 10 – Decant into Block B and areas refurbished in previous phases

A 1 month client operational commissioning and decanting has been allowed this is consistent with recent hospital projects carried out by Gleeds. The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 11 – Refurbish remainder of Granite Block – 2,870m²

This bar covers the construction period for the new building of 9 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 319m² per month compared with a current Jersey development at 812m² per month.

Phase 12 – Refurbish 1980's Block – 6,424m²

This bar covers the construction period for the new building of 12 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 535m² per month compared with a current Jersey development at 812m² per month.

States of Jersey Option B - Overdale Programme - 16 April 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021			
						2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1
1	Deliverable 3: Project Brief	255 days	Tue 24/06/14	Mon 15/06/15	GMS/Hassell/MJN	████████████████████																															
2	SoJ Approval of Change Order Nr. 4 - States Assembly	0 days	Tue 23/06/15	Tue 23/06/15	SoJ					◆ 23/06																											
3	Deliverable 4: Feasibility Studies	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup					████████████████																											
4	Deliverable 5: Options Appraisal Report	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup					████████████████																											
5	Deliverable 6: Project Execution Plan	71 days	Mon 29/06/15	Mon 05/10/15	GMS					██████████																											
6	Deliverable 7: Detailed Procurement Strategy	71 days	Mon 29/06/15	Mon 05/10/15	GMS					██████████																											
7	Deliverable 8: Outline Business Case (OBC)	216 days	Mon 05/10/15	Mon 01/08/16	ICA					████████████████████																											
8	Deliverable 9: Outline Planning Application	41 days	Mon 30/11/15	Mon 25/01/16	Hassell & Arup					████																											
9	Planning Determination Period	131 days	Mon 25/01/16	Mon 25/07/16	SoJ					████████████																											
10	Deliverable 10: Detailed Design	261 days	Mon 25/01/16	Mon 23/01/17	ICA/SoJ					████████████████████																											
11	Deliverable 11: SoJ Approvals	91 days	Mon 01/08/16	Mon 05/12/16	SoJ					██████████																											
12	Deliverables 12 and 13: Tender Documents	86 days	Mon 08/08/16	Mon 05/12/16	GMS					██████████																											
13	Deliverable 14: Tender Period	116 days	Mon 07/11/16	Mon 17/04/17	Contractor					████████████																											
14	Tender Report and Recommendation	11 days	Mon 17/04/17	Mon 01/05/17	GMS					████																											
15	Deliverable 15: Full Business Case (FBC)	341 days	Mon 01/08/16	Mon 20/11/17	ICA					████████████████████																											
16	Deliverables 16 and 17: SoJ Approvals	66 days	Mon 01/05/17	Mon 31/07/17	SoJ					██████████																											
17	Full Planning Application and Determination	71 days	Mon 31/07/17	Mon 06/11/17	SoJ					██████████																											
18	Mobilisation	31 days	Mon 27/11/17	Mon 08/01/18	Contractor					████																											
19	CONSTRUCTION	911 days	Mon 08/01/18	Mon 05/07/21	Contractor					████████████████████																											
20	Client Operational Commissioning and Decanting	141 days	Mon 05/07/21	Mon 17/01/22	SoJ					████████████																											
21	Five Oaks	261 days	Mon 18/06/18	Mon 17/06/19	Contractor					████████████████████																											

For ease of reference Deliverables 1-17 have been mapped to the above pre-construction tasks.

A 'best fit' approach has been adopted as the original Technical Advisor requirement was based on the Dual Site Option and included taking Overdale – Ambulatory Care to Full Planning tender and RIBA Stage 3+ and no post contract service. The remainder of Dual site was only to Outline Planning and OBC.

Author:	Rachel Heywood	Consultant	Gleeds
Date:	24/04/15	Circulation:	Project Board

PROGRAMME ASSUMPTIONS

Option B – Overdale – 100% New Build

Feasibility Studies

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015. ID 4 the Options Appraisal Report which whilst running in parallel with ID 3 is reliant on the output of this exercise which feeds the basis of its report.

Options Appraisal Report

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015.

Detailed Procurement Strategy

The procurement strategy will be dependent upon the preferred site selected.

Outline Business Case (OBC)

The OBC drafting will commence as early as possible but it is noted cannot be finalised until outline planning permission has been obtained.

Outline Planning Application

A period of 8 weeks has been allowed for this period.

Planning Determination Period

A planning determination period of 6 months has been included reflecting discussions with the States Planners on 23 January 2015 and 26 February 2015.

SoJ Approvals

These dates reflect our understanding of the States of Jersey approval procedure.

Tender Documents

The 6 month period for the preparation of the tender documents is consistent with general good practice and overlaps the detailed design period by one month.

Tender Period

The 5 month tender period is consistent with general good practice for a two stage tender.

Tender Report and Recommendation

The 2 week tender report and recommendation period is consistent with general good practice for a two stage tender.

Full Business Case (FBC)

The Full Business Case will be completed following receipt of formal tenders and the award of full planning consent in accordance with States of Jersey procedures.

Full Planning Application and Determination

A planning determination period of 3 months has been allowed from 31 July 2017 to 06 November 2017.

Mobilisation

The 1 month mobilisation period is consistent with general good practice for a two stage tender.

Construction

The construction period has been based on recent hospital projects and in particular discussions with an off-island contractor who has constructed numerous projects in Jersey in their own right as well as joint ventures. Their programmes equate to a build programme of 1,429m² per month based on 60,000m² compared with a build programme of 1,719m² on 55,000m². On the basis of 51,000m² our programme relates to 1,214m² per month based on our experience and the use of prefabricated building systems and packaged plant.

Client Operational Commissioning and Decanting

A 6 month client operational commissioning and decanting has been allowed this is consistent with recent hospital projects carried out by Gleeds and in particular 6 months for a 55,000m² scheme and 3 months for a 35,000m² scheme. The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages. Where necessary the Client may require to employ decant specialists which will free up their own limited resources and provide decant and commissioning expertise not currently existing within the Client team.

Five Oaks

A 12 month construction period has been allowed for the construction of the new catering department at Five Oaks, the construction programme is not on the critical path other than the timely decant out from the Existing Hospital.

States of Jersey Option C1 - Existing Hospital Programme - 16 April 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021				2022				2023				2024				2025				2026			
						2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1				
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3	Deliverable 4: Feasibility Studies	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup																																																				
4	Deliverable 5: Options Appraisal Report	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup																																																				
5	Deliverable 6: Project Execution Plan	71 days	Mon 29/06/15	Mon 05/10/15	GMS																																																				
6	Deliverable 7: Detailed Procurement Strategy	71 days	Mon 29/06/15	Mon 05/10/15	GMS																																																				
7	Deliverable 8: Outline Business Case (OBC)	216 days	Mon 05/10/15	Mon 01/08/16	ICA																																																				
8	Deliverable 9: Outline Planning Application	41 days	Mon 30/11/15	Mon 25/01/16	Hassell & Arup																																																				
9	Planning Determination Period	131 days	Mon 25/01/16	Mon 25/07/16	SoJ																																																				
10	Deliverable 10: Detailed Design	261 days	Mon 25/01/16	Mon 23/01/17	ICA/SoJ																																																				
11	Deliverable 11: SoJ Approvals	91 days	Mon 01/08/16	Mon 05/12/16	SoJ																																																				
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18	Mobilisation	31 days	Mon 27/11/17	Mon 08/01/18	Contractor																																																				
19	CONSTRUCTION - Phase 1 - 3	1001 days	Mon 06/07/15	Mon 06/05/19	SoJ/Contractor																																																				
20	Phase 1 - Acquisition and vacation of Edward Place (following States Approval)	396 days	Mon 06/07/15	Mon 09/01/17	SoJ																																																				
21	Phase 2 - Demolition of Edward Place	86 days	Mon 08/01/18	Mon 07/05/18	Contractor																																																				
22	Phase 3 - Construction of New Energy Centre - 1,100 m2	196 days	Mon 07/05/18	Mon 04/02/19	Contractor																																																				
23	Client Operational Commissioning and Decanting	36 days	Mon 04/02/19	Mon 25/03/19	SoJ																																																				
24	Five Oaks	261 days	Mon 07/05/18	Mon 06/05/19	Contractor																																																				
25	CONSTRUCTION - Phase 4 - 6	1406 days	Mon 06/07/15	Mon 23/11/20	SoJ/Contractor																																																				
26	Phase 4 - Acquisition and vacation of Hotels (following States Approval)	396 days	Mon 06/07/15	Mon 09/01/17	SoJ																																																				
27	Phase 5 - Demolition of Hotels - Kensington Place	181 days	Mon 08/01/18	Mon 17/09/18	Contractor																																																				
28	Phase 6 - Construction of New Wing - 6 storeys - 16,500 m2	526 days	Mon 17/09/18	Mon 21/09/20	Contractor																																																				
29	Client Operational Commissioning and Decanting	46 days	Mon 21/09/20	Mon 23/11/20	SoJ																																																				
30	CONSTRUCTION - Phase 7 - 9	871 days	Mon 23/11/20	Mon 25/03/24	SoJ/Contractor																																																				
31	Phase 7 - Decant existing Departments	46 days	Mon 23/11/20	Mon 25/01/21	SoJ																																																				
32	Phase 8 - Demolition of Gwyneth Heulin etc	131 days	Mon 25/01/21	Mon 26/07/21	Contractor																																																				
33	Phase 9 - Construction of New Wing - 8 storeys - 23,250 m2	651 days	Mon 26/07/21	Mon 22/01/24	Contractor																																																				
34	Client Operational Commissioning and Decanting	46 days	Mon 22/01/24	Mon 25/03/24	SoJ																																																				
35	CONSTRUCTION - Phase 10 - 12	676 days	Mon 25/03/24	Mon 26/10/26	SoJ/Contractor																																																				
36	Phase 10 - Decant the 1980's and 1960's buildings	46 days	Mon 25/03/24	Mon 27/05/24	SoJ																																																				
37	Phase 11 - Demolish the 1980's and 1960's buildings	196 days	Mon 27/05/24	Mon 24/02/25	Contractor																																																				
38	Phase 12 - Construction of New Wing - 6 storeys - 9,246 m2	391 days	Mon 24/02/25	Mon 24/08/26	Contractor																																																				
39	Client Operational Commissioning and Decanting	46 days	Mon 24/08/26	Mon 26/10/26	SoJ																																																				

For ease of reference Deliverables 1-17 have been mapped to the above pre-construction tasks.

A 'best fit' approach has been adopted as the original Technical Advisor requirement was based on the Dual Site Option and included taking Overdale – Ambulatory Care to Full Planning tender and RIBA Stage 3+ and no post contract service. The remainder of Dual site was only to Outline Planning and OBC.

Author:	Rachel Heywood	Consultant	Gleeds
Date:	24/04/15	Circulation:	Project Board

PROGRAMME ASSUMPTIONS

Option C1 – Existing Hospital Site – 100% New Build

Feasibility Studies

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015. ID 4 the Options Appraisal Report which whilst running in parallel with ID 3 is reliant on the output of this exercise which feeds the basis of its report.

Options Appraisal Report

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015.

Detailed Procurement Strategy

The procurement strategy will be dependent upon the preferred site selected.

Outline Business Case (OBC)

The OBC drafting will commence as early as possible but it is noted cannot be finalised until outline planning permission has been obtained.

Outline Planning Application

A period of 8 weeks has been allowed.

Planning Determination Period

A planning determination period of 6 months has been included reflecting discussions with the States Planners on 23 January 2015 and 26 February 2015.

SoJ Approvals

These dates reflect our understanding of the States of Jersey approval procedure.

Tender Documents

The 6 month period for the preparation of the tender documents is consistent with general good practice and overlaps the detailed design period by one month.

Tender Period

The 5 month tender period is consistent with general good practice for a two stage tender.

Tender Report and Recommendation

The 2 week tender report and recommendation period is consistent with general good practice for a two stage tender.

Full Business Case (FBC)

The Full Business Case will be completed following receipt of formal tenders and the award of full planning consent in accordance with States of Jersey procedures.

Full Planning Application and Determination

A planning determination period of 3 months has been allowed from 31 July 2017 to 06 November 2017.

Mobilisation

The 1 month mobilisation period is consistent with general good practice for a two stage tender.

Phase 1 – Acquisition and vacation of Edward Place (following States Approval)

This bar covers the period for the acquisition and vacation of the existing buildings. The 10 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the date for demolitions.

Phase 2 – Demolition of Edward Place

This bar covers the period for the demolitions and site clearance in readiness for building works. The 4 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Phase 3 – Construction of New Energy Centre

This bar covers the construction period for the new building of 10 months and is consistent with similar projects taking into account the site topography and the adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed with Arup the construction includes the installation and commissioning of the new generators and transformers, this is a shell building and it equates to 122m² per month compared with a current Jersey development at 812m² per month.

Client Operational Commissioning and Decanting

The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages. Where necessary the Client may require to employ decant specialists which will free up their own limited resources and provide decant and commissioning expertise not currently existing within the Client team.

Five Oaks

A 12 month construction period has been allowed for the construction of the new catering department at Five Oaks, the construction programme is not on the critical path other than the timely decant out from the Existing Hospital

Phase 4 – Acquisition and vacation of Hotels (following States Approval)

This bar covers the period for the acquisition and vacation of the existing hotel buildings. The 10 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the date for demolitions.

Phase 5 – Demolition of Hotels – Kensington Place

This bar covers the period for the demolitions and site clearance in readiness for building works. The 8 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Phase 6 - Construction of New Wing – 6 storeys – 16,500m²

This bar covers the construction period for the new building of 24 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and

proximity to residential neighbours. The programme has been reviewed and it equates to 6882m² per month compared with a current Jersey development at 812m² per month.

Client Operational Commissioning and Decanting

The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 7 – Decant Existing Departments

The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 8 – Demolition of Gwyneth Heulin etc

This bar covers the period for the demolitions and site clearance in readiness for building works. The 6 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Phase 9 - Construction of New Wing – 8 storeys – 23,250m²

This bar covers the construction period for the new building of 30 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 775m² per month compared with a current Jersey development at 812m² per month.

Client Operational Commissioning and Decanting

The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 10 – Decant 1980's and 1960's buildings

The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

Phase 11 – Demolish the 1980's and 1960's buildings

This bar covers the period for the demolitions and site clearance in readiness for building works. The 9 month period is not on the critical path and can be carried out at any time provided the works are completed prior to the main building works commencing.

Phase 12 - Construction of New Wing – 6 storeys – 9,246m²

This bar covers the construction period for the new building of 18 months and is consistent with similar projects taking into account the scope of works, adjacencies of existing operational hospital buildings and proximity to residential neighbours. The programme has been reviewed and it equates to 514m² per month compared with a current Jersey development at 812m² per month.

Client Operational Commissioning and Decanting

The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages.

States of Jersey Option D - Waterfront Programme - 16 April 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021			
						2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1
1	Deliverable 3: Project Brief	255 days	Tue 24/06/14	Mon 15/06/15	GMS/Hassell/MJM	████████████████████																															
2	SoJ Approval of Change Order Nr. 4 - States Assembly	0 days	Tue 23/06/15	Tue 23/06/15	SoJ					◆ 23/06																											
3	Deliverable 4: Feasibility Studies	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup					████████████████																											
4	Deliverable 5: Options Appraisal Report	111 days	Mon 29/06/15	Mon 30/11/15	Hassell & Arup					████████████████																											
5	Deliverable 6: Project Execution Plan	71 days	Mon 29/06/15	Mon 05/10/15	GMS					██████████																											
6	Deliverable 7: Detailed Procurement Strategy	71 days	Mon 29/06/15	Mon 05/10/15	GMS					██████████																											
7	Deliverable 8: Outline Business Case (OBC)	216 days	Mon 05/10/15	Mon 01/08/16	ICA					████████████████████																											
8	Deliverable 9: Outline Planning Application	41 days	Mon 30/11/15	Mon 25/01/16	Hassell & Arup					████																											
9	Planning Determination Period	131 days	Mon 25/01/16	Mon 25/07/16	SoJ					████████████████																											
10	Deliverable 10: Detailed Design	261 days	Mon 25/01/16	Mon 23/01/17	ICA/SoJ					████████████████████																											
11	Deliverable 11: SoJ Approvals	91 days	Mon 01/08/16	Mon 05/12/16	SoJ					██████████																											
12	Deliverables 12 and 13: Tender Documents	86 days	Mon 08/08/16	Mon 05/12/16	GMS					██████████																											
13	Deliverable 14: Tender Period	116 days	Mon 07/11/16	Mon 17/04/17	Contractor					████████████████																											
14	Tender Report and Recommendation	11 days	Mon 17/04/17	Mon 01/05/17	GMS					█																											
15	Deliverable 15: Full Business Case (FBC)	341 days	Mon 01/08/16	Mon 20/11/17	ICA					████████████████████																											
16	Deliverables 16 and 17: SoJ Approvals	66 days	Mon 01/05/17	Mon 31/07/17	SoJ					██████████																											
17	Full Planning Application and Determination	71 days	Mon 31/07/17	Mon 06/11/17	SoJ					██████████																											
18	Mobilisation	31 days	Mon 27/11/17	Mon 08/01/18	Contractor					█																											
19	CONSTRUCTION	911 days	Mon 08/01/18	Mon 05/07/21	Contractor					████████████████████																											
20	Client Operational Commissioning and Decanting	141 days	Mon 05/07/21	Mon 17/01/22	SoJ					████████████████																											
21	Five Oaks	261 days	Mon 18/06/18	Mon 17/06/19	Contractor					████████████████																											

For ease of reference Deliverables 1-17 have been mapped to the above pre-construction tasks.

A 'best fit' approach has been adopted as the original Technical Advisor requirement was based on the Dual Site Option and included taking Overdale – Ambulatory Care to Full Planning tender and RIBA Stage 3+ and no post contract service. The remainder of Dual site was only to Outline Planning and OBC.

Author:	Rachel Heywood	Consultant	Gleeds
Date:	24/04/15	Circulation:	Project Board

PROGRAMME ASSUMPTIONS

Option D – Waterfront – 100% New Build

Feasibility Studies

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015. ID 4 the Options Appraisal Report which whilst running in parallel with ID 3 is reliant on the output of this exercise which feeds the basis of its report.

Options Appraisal Report

A period of 22 weeks has been allowed in the programme with a view to be completed by 30 November 2015.

Detailed Procurement Strategy

The procurement strategy will be dependent upon the preferred site selected.

Outline Business Case (OBC)

The OBC drafting will commence as early as possible but it is noted cannot be finalised until outline planning permission has been obtained.

Outline Planning Application

A period of 8 weeks has been allowed.

Planning Determination Period

A planning determination period of 6 months has been included reflecting discussions with the States Planners on 23 January 2015 and 26 February 2015.

SoJ Approvals

These dates reflect our understanding of the States of Jersey approval procedure.

Tender Documents

The 6 month period for the preparation of the tender documents is consistent with general good practice and overlaps the detailed design period by one month.

Tender Period

The 5 month tender period is consistent with general good practice for a two stage tender.

Tender Report and Recommendation

The 2 week tender report and recommendation period is consistent with general good practice for a two stage tender.

Full Business Case (FBC)

The Full Business Case will be completed following receipt of formal tenders and the award of full planning consent in accordance with States of Jersey procedures.

Full Planning Application and Determination

A planning determination period of 3 months has been allowed from 31 July 2017 to 06 November 2017.

Mobilisation

A 1 month mobilisation period is consistent with general good practice for a two stage tender.

Construction

The construction period has been based on recent hospital projects and in particular discussions with an off-island contractor who have constructed numerous projects in Jersey in their own right as well as joint ventures. Their programmes equates to a build programme of 1,429m² per month based on 60,000m² compared with a build programme of 1,719m² on 55,000m². On the basis of 51,000m² our programme relates to 1,214m² per month based on our experience and the use of prefabricated building systems and packaged plant.

Client Operational Commissioning and Decanting

A 6 months client operational commissioning and decanting has been allowed this is consistent with recent hospital projects carried out by Gleeds and in particular 6 months for a 55,000m² scheme and 3 months for a 35,000m² scheme. The Client team will have been fully involved during the design and construction process and should be acquainted with and would have provided input during OBC, FBC and Construction stages. Where necessary the Client may require to employ decant specialists which will free up their own limited resources and provide decant and commissioning expertise not currently existing within the Client team.

Five Oaks

A 12 month construction period has been allowed for the construction of the new catering department at Five Oaks, the construction programme is not on the critical path other than the timely decant out from the Existing Hospital.