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**JERSEY FUTURE HOSPITAL  
CO021 – 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 - 25 September 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021				2022				2023				2024				2025				2026				20
						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	2				
1	Deliverable 3: Project Brief	484 days	Tue 24/06/14	Fri 29/04/16	GMS/Hassell/MJM	[Gantt bar: 24/06/14 to 29/04/16]																																																				
2	Site decision	144 days	Mon 15/06/15	Thu 31/12/15	SoJ	[Gantt bar: 15/06/15 to 31/12/15]																																																				
3	SoJ Approval of Site Selection	0 days	Tue 19/01/16	Tue 19/01/16	SoJ	[Gantt bar: 19/01/16 to 19/01/16]																																																				
4	Deliverable 4: Feasibility Studies	111 days	Mon 25/01/16	Mon 27/06/16	Hassell & Arup	[Gantt bar: 25/01/16 to 27/06/16]																																																				
5	Deliverable 5: Options Appraisal Report	111 days	Mon 25/01/16	Mon 27/06/16	Hassell & Arup	[Gantt bar: 25/01/16 to 27/06/16]																																																				
6	Deliverable 6: Project Execution Plan	71 days	Mon 25/01/16	Mon 02/05/16	GMS	[Gantt bar: 25/01/16 to 02/05/16]																																																				
7	Deliverable 7: Detailed Procurement Strategy	71 days	Mon 25/01/16	Mon 02/05/16	GMS	[Gantt bar: 25/01/16 to 02/05/16]																																																				
8	Deliverable 8: Outline Business Case (OBC)	66 days	Mon 02/05/16	Mon 01/08/16	ICA	[Gantt bar: 02/05/16 to 01/08/16]																																																				
9	Deliverable 9: Outline Planning Application	41 days	Mon 27/06/16	Mon 22/08/16	Hassell & Arup	[Gantt bar: 27/06/16 to 22/08/16]																																																				
10	Planning Determination Period	131 days	Mon 22/08/16	Mon 20/02/17	SoJ	[Gantt bar: 22/08/16 to 20/02/17]																																																				
11	Deliverable 10: Detailed Design	261 days	Mon 22/08/16	Mon 21/08/17	ICA/SoJ	[Gantt bar: 22/08/16 to 21/08/17]																																																				
12	Deliverable 11: SoJ Approvals	91 days	Mon 06/03/17	Mon 10/07/17	SoJ	[Gantt bar: 06/03/17 to 10/07/17]																																																				
13	Deliverables 12 and 13: Tender Documents	86 days	Mon 06/03/17	Mon 03/07/17	GMS	[Gantt bar: 06/03/17 to 03/07/17]																																																				
14	Deliverable 14: Tender Period	116 days	Mon 05/06/17	Mon 13/11/17	Contractor	[Gantt bar: 05/06/17 to 13/11/17]																																																				
15	Tender Report and Recommendation	11 days	Mon 13/11/17	Mon 27/11/17	GMS	[Gantt bar: 13/11/17 to 27/11/17]																																																				
16	Deliverable 15: Full Business Case (FBC)	341 days	Mon 06/03/17	Mon 25/06/18	ICA	[Gantt bar: 06/03/17 to 25/06/18]																																																				
17	Deliverables 16 and 17: SoJ Approvals	66 days	Mon 27/11/17	Mon 26/02/18	SoJ	[Gantt bar: 27/11/17 to 26/02/18]																																																				
18	Full Planning Application and Determination	71 days	Mon 26/02/18	Mon 04/06/18	SoJ	[Gantt bar: 26/02/18 to 04/06/18]																																																				
19	Mobilisation	31 days	Mon 25/06/18	Mon 06/08/18	Contractor	[Gantt bar: 25/06/18 to 06/08/18]																																																				
20	CONSTRUCTION - Overdale - Phase 0	566 days	Mon 06/08/18	Mon 05/10/20	SoJ/Contractor	[Gantt bar: 06/08/18 to 05/10/20]																																																				
21	Phase 0 - Enablement Works	226 days	Mon 06/03/17	Mon 15/01/18	Contractor	[Gantt bar: 06/03/17 to 15/01/18]																																																				
22	Phase 0 - New Building - 2 Storey	521 days	Mon 06/08/18	Mon 03/08/20	Contractor	[Gantt bar: 06/08/18 to 03/08/20]																																																				
23	Client Operational Commissioning and Decanting	46 days	Mon 03/08/20	Mon 05/10/20	SoJ	[Gantt bar: 03/08/20 to 05/10/20]																																																				
24	Five Oaks	261 days	Mon 14/01/19	Mon 13/01/20	Contractor	[Gantt bar: 14/01/19 to 13/01/20]																																																				
25	CONSTRUCTION - Phase 1 - 12	1741 days	Mon 05/10/20	Mon 07/06/27	SoJ/Contractor	[Gantt bar: 05/10/20 to 07/06/27]																																																				
26	Phase 1 - Outpatients move to Overdale	41 days	Mon 03/08/20	Mon 28/09/20	SoJ	[Gantt bar: 03/08/20 to 28/09/20]																																																				
27	Phase 2 - Acquisition and vacation of Edward Place	396 days	Mon 08/02/16	Mon 14/08/17	SoJ	[Gantt bar: 08/02/16 to 14/08/17]																																																				
28	Phase 3 - Demolition of Edward Place	86 days	Mon 06/08/18	Mon 03/12/18	Contractor	[Gantt bar: 06/08/18 to 03/12/18]																																																				
29	Decant Granite Block (part) Ground Floor prior to Phase 4	86 days	Mon 06/08/18	Mon 03/12/18	SoJ	[Gantt bar: 06/08/18 to 03/12/18]																																																				
30	Phase 4 - New Build Block A - 2,991 m2 & Ground Floor Refurbishment of Granite Building - 664 m2	336 days	Mon 05/10/20	Mon 17/01/22	Contractor	[Gantt bar: 05/10/20 to 17/01/22]																																																				
31	Phase 5 - Decant Catering to Five Oaks	156 days	Mon 13/01/20	Mon 17/08/20	SoJ	[Gantt bar: 13/01/20 to 17/08/20]																																																				
32	Phase 5 - Decant Ground Floor 1980's block	31 days	Mon 17/01/22	Mon 28/02/22	SoJ	[Gantt bar: 17/01/22 to 28/02/22]																																																				
33	Phase 6 - Refurbish Ground Floor 1980's block - 1,481 m2	196 days	Mon 28/02/22	Mon 28/11/22	Contractor	[Gantt bar: 28/02/22 to 28/11/22]																																																				
34	Phase 7 - Decant Pathology & Mortuary	36 days	Mon 28/11/22	Mon 16/01/23	SoJ	[Gantt bar: 28/11/22 to 16/01/23]																																																				
35	Phase 8 - Demolish Gwyneth Heulin (part) & Lab Block	131 days	Mon 16/01/23	Mon 17/07/23	Contractor	[Gantt bar: 16/01/23 to 17/07/23]																																																				
36	Phase 9 - New Build Block B - 14,360 m2 and Refurb Gwyneth Heulin - 4,017 m2	521 days	Mon 14/08/23	Mon 11/08/25	Contractor	[Gantt bar: 14/08/23 to 11/08/25]																																																				
37	Phase 10 - Decant into Block B and areas refurbished in previous phase	26 days	Mon 04/08/25	Mon 08/09/25	SoJ	[Gantt bar: 04/08/25 to 08/09/25]																																																				
38	Phase 11 - Refurbish remainder of Granite Block - 2,870 m2	196 days	Mon 08/09/25	Mon 08/06/26	Contractor	[Gantt bar: 08/09/25 to 08/06/26]																																																				
39	Phase 12 - Refurbish 1980's Block - 6,424 m2	261 days	Mon 08/06/26	Mon 07/06/27	Contractor	[Gantt bar: 08/06/26 to 07/06/27]																																																				

Author:	Rachel Heywood	Consultant	Gleeds
Date:	17/09/15	Circulation:	Project Board

## PROGRAMME ASSUMPTIONS

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### **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 27 June 2016. 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 27 June 2016.

#### **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 26 February 2018 to 4 June 2018.

**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 586m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> 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 – 2,991m<sup>2</sup> & Ground Floor Refurbishment of Granite Building 664m<sup>2</sup>**

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 243m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> 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 – 1,481m<sup>2</sup>**

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 165m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> 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 – 14,360m<sup>2</sup> and Refurbish Gwyneth Heulin – 4,017m<sup>2</sup>**

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 765m<sup>2</sup> per month compared with Dandara building the Bank of Canada building at 812m<sup>2</sup> 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.

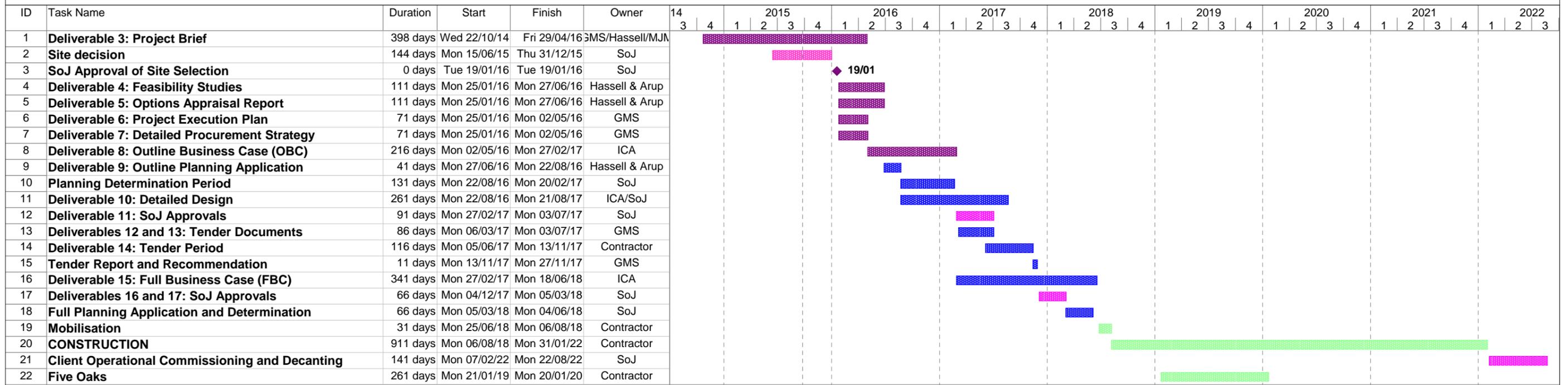
**Phase 11 – Refurbish remainder of Granite Block – 2,870m<sup>2</sup>**

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 319m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> per month.

**Phase 12 – Refurbish 1980's Block – 6,424m<sup>2</sup>**

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 535m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> per month.

# States of Jersey Option B - Overdale Programme - 25 September 2015



Author:	Rachel Heywood	Consultant	Gleeds
Date:	17/09/15	Circulation:	Project Board

## PROGRAMME ASSUMPTIONS

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### **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 27 June 2016. 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 27 June 2016.

#### **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 5 March 2018 to 4 June 2018.

### **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 1,429m<sup>2</sup> per month based on 60,000m<sup>2</sup> compared with a build programme of 1,719m<sup>2</sup> on 55,000m<sup>2</sup>. On the basis of 51,000m<sup>2</sup> our programme relates to 1,214m<sup>2</sup> 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 55,000m<sup>2</sup> and 3 months for 35,000m<sup>2</sup>. 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.



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Date:	17/09/15	Circulation:	Project Board

## PROGRAMME ASSUMPTIONS

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### **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 27 June 2016. 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 27 June 2016.

#### **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 5 March 2018 to 11 June 2018.

### **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 122m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> 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 – 16,500m<sup>2</sup>**

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 6882m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> 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 – 23,250m<sup>2</sup>**

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 775m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> 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 – 9,246m<sup>2</sup>**

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 514m<sup>2</sup> per month compared with a current Jersey development at 812m<sup>2</sup> 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 - 25 September 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021				2022			
						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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11	<b>Deliverable 10: Detailed Design</b>	261 days	Mon 22/08/16	Mon 21/08/17	ICA/SoJ	[Gantt bar: 2016 Q2 to 2017 Q3]																																			
12	<b>Deliverable 11: SoJ Approvals</b>	91 days	Mon 27/02/17	Mon 03/07/17	SoJ	[Gantt bar: 2017 Q1 to 2017 Q1]																																			
13	<b>Deliverables 12 and 13: Tender Documents</b>	86 days	Mon 06/03/17	Mon 03/07/17	GMS	[Gantt bar: 2017 Q1 to 2017 Q1]																																			
14	<b>Deliverable 14: Tender Period</b>	116 days	Mon 05/06/17	Mon 13/11/17	Contractor	[Gantt bar: 2017 Q2 to 2017 Q3]																																			
15	<b>Tender Report and Recommendation</b>	11 days	Mon 13/11/17	Mon 27/11/17	GMS	[Gantt bar: 2017 Q3 to 2017 Q3]																																			
16	<b>Deliverable 15: Full Business Case (FBC)</b>	341 days	Mon 27/02/17	Mon 18/06/18	ICA	[Gantt bar: 2017 Q1 to 2018 Q1]																																			
17	<b>Deliverables 16 and 17: SoJ Approvals</b>	66 days	Mon 27/11/17	Mon 26/02/18	SoJ	[Gantt bar: 2017 Q3 to 2018 Q1]																																			
18	<b>Full Planning Application and Determination</b>	71 days	Mon 26/02/18	Mon 04/06/18	SoJ	[Gantt bar: 2018 Q1 to 2018 Q1]																																			
19	<b>Mobilisation</b>	31 days	Mon 25/06/18	Mon 06/08/18	Contractor	[Gantt bar: 2018 Q2 to 2018 Q2]																																			
20	<b>CONSTRUCTION</b>	910 days	Mon 06/08/18	Fri 28/01/22	Contractor	[Gantt bar: 2018 Q2 to 2021 Q4]																																			
21	<b>Client Operational Commissioning and Decanting</b>	141 days	Mon 07/02/22	Mon 22/08/22	SoJ	[Gantt bar: 2022 Q1 to 2022 Q2]																																			
22	<b>Five Oaks</b>	261 days	Mon 21/01/19	Mon 20/01/20	Contractor	[Gantt bar: 2019 Q1 to 2019 Q2]																																			

Author:	Rachel Heywood	Consultant	Gleeds
Date:	25/09/15	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 27 June 2016. 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 27 June 2016.

#### **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 26 February 2018 to 4 June 2018.

### **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 equate to a build programme of 1,429m<sup>2</sup> per month based on 60,000m<sup>2</sup> compared with a build programme of 1,719m<sup>2</sup> on 55,000m<sup>2</sup>. On the basis of 51,000m<sup>2</sup> our programme relates to 1,214m<sup>2</sup> 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 55,000m<sup>2</sup> and 3 months for 35,000m<sup>2</sup>. 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 E - People's Park Programme - 25 September 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021				2022		
						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	
1	<b>Deliverable 3: Project Brief</b>	484 days	Tue 24/06/14	Fri 29/04/16	GMS/Hassell/MJM	[Gantt bar: 2014 Q2-2016 Q1]																																		
2	<b>Site Decision</b>	144 days	Mon 15/06/15	Thu 31/12/15	SoJ	[Gantt bar: 2015 Q2-2016 Q4]																																		
3	<b>SoJ Approval of Site Selection</b>	0 days	Tue 19/01/16	Tue 19/01/16	SoJ	[Gantt bar: 2016 Q1, 19/01]																																		
4	<b>Deliverable 4: Feasibility Studies</b>	111 days	Mon 25/01/16	Mon 27/06/16	Hassell & Arup	[Gantt bar: 2016 Q1-2016 Q2]																																		
5	<b>Deliverable 5: Options Appraisal Report</b>	111 days	Mon 25/01/16	Mon 27/06/16	Hassell & Arup	[Gantt bar: 2016 Q1-2016 Q2]																																		
6	<b>Deliverable 6: Project Execution Plan</b>	71 days	Mon 25/01/16	Mon 02/05/16	GMS	[Gantt bar: 2016 Q1-2016 Q1]																																		
7	<b>Acquisition and Delivery of Replacement Parks</b>	630 days	Mon 25/01/16	Fri 22/06/18	SoJ	[Gantt bar: 2016 Q1-2018 Q2]																																		
8	<b>Deliverable 7: Detailed Procurement Strategy</b>	71 days	Mon 25/01/16	Mon 02/05/16	GMS	[Gantt bar: 2016 Q1-2016 Q1]																																		
9	<b>Deliverable 8: Outline Business Case (OBC)</b>	216 days	Mon 02/05/16	Mon 27/02/17	ICA	[Gantt bar: 2016 Q1-2017 Q1]																																		
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15	<b>Deliverable 14: Tender Period</b>	116 days	Mon 05/06/17	Mon 13/11/17	Contractor	[Gantt bar: 2017 Q2-2017 Q4]																																		
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17	<b>Deliverable 15: Full Business Case (FBC)</b>	341 days	Mon 27/02/17	Mon 18/06/18	ICA	[Gantt bar: 2017 Q1-2018 Q2]																																		
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22	<b>Client Operational Commissioning and Decanting</b>	141 days	Mon 07/02/22	Mon 22/08/22	SoJ	[Gantt bar: 2022 Q1-2022 Q3]																																		
23	<b>Five Oaks</b>	261 days	Mon 21/01/19	Mon 20/01/20	Contractor	[Gantt bar: 2019 Q1-2020 Q1]																																		

Author:	Rachel Heywood	Consultant	Gleeds
Date:	25/09/2015	Circulation:	Project Board

## PROGRAMME ASSUMPTIONS

### **Option E – People’s Park – 100% New Build**

#### **Feasibility Studies**

A period of 22 weeks has been allowed in the programme with a view to be completed by 27 June 2016. 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 27 June 2016.

#### **Detailed Procurement Strategy**

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

#### **Acquisition and Delivery of Replacement Parks**

This activity will commence as soon as site selection has been confirmed. It is assumed to have to be fully complete before the Contractor is appointed and mobilisation for construction commences – allowing a period of approximately 2.5 years.

#### **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 26 February 2018 to 4 June 2018.

**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 has constructed numerous projects in Jersey in their own right as well as joint ventures. Their programmes equate to a build programme of 1,429m<sup>2</sup> per month based on 60,000m<sup>2</sup> compared with a build programme of 1,719m<sup>2</sup> on 55,000m<sup>2</sup>. On the basis of 51,000m<sup>2</sup> our programme relates to 1,214m<sup>2</sup> 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 55,000m<sup>2</sup> and 3 months for 35,000m<sup>2</sup>. 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 D - Waterfront Programme - Parking variant - 25 September 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021				2022			
						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	<b>Deliverable 3: Project Brief</b>	484 days	Tue 24/06/14	Fri 29/04/16	GMS/Hassell/MJM	[Gantt bar: 2014 Q2 to 2016 Q1]																																			
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5	<b>Deliverable 5: Options Appraisal Report</b>	111 days	Mon 25/01/16	Mon 27/06/16	Hassell & Arup	[Gantt bar: 2016 Q1 to 2016 Q2]																																			
6	<b>Deliverable 6: Project Execution Plan</b>	71 days	Mon 25/01/16	Mon 02/05/16	GMS	[Gantt bar: 2016 Q1 to 2016 Q1]																																			
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Author:	Rachel Heywood	Consultant	Gleeds
Date:	25/09/15	Circulation:	Project Board

## PROGRAMME ASSUMPTIONS

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### **Option D – Waterfront – 100% New Build – Parking variant**

#### **Feasibility Studies**

A period of 22 weeks has been allowed in the programme with a view to be completed by 27 June 2016. 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 27 June 2016.

#### **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 26 February 2018 to 4 June 2018.

### **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 has constructed numerous projects in Jersey in their own right as well as joint ventures. Their programmes equate to a build programme of 1,429m<sup>2</sup> per month based on 60,000m<sup>2</sup> compared with a build programme of 1,719m<sup>2</sup> on 55,000m<sup>2</sup>. On the basis of 51,000m<sup>2</sup> our programme relates to 1,214m<sup>2</sup> per month based on our experience and the use of prefabricated building systems and packaged plant.

An additional allowance of 3 months has then been made for the extra time associated with construction of a large basement car park and for dealing with groundwater and contamination issues.

### **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 55,000m<sup>2</sup> and 3 months for 35,000m<sup>2</sup>. 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 E - People's Park Programme - Parking variant - 25 September 2015



ID	Task Name	Duration	Start	Finish	Owner	2014				2015				2016				2017				2018				2019				2020				2021				2022			
						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	<b>Deliverable 3: Project Brief</b>	484 days	Tue 24/06/14	Fri 29/04/16	GMS/Hassell/MJM	[Gantt bar: 2014 Q2-2016 Q1]																																			
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6	<b>Deliverable 6: Project Execution Plan</b>	71 days	Mon 25/01/16	Mon 02/05/16	GMS	[Gantt bar: 2016 Q1-2016 Q1]																																			
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Author:	Rachel Heywood	Consultant	Gleeds
Date:	25/09/2015	Circulation:	Project Board

## PROGRAMME ASSUMPTIONS

### **Option E – People’s Park – 100% New Build – Parking variant**

#### **Feasibility Studies**

A period of 22 weeks has been allowed in the programme with a view to be completed by 27 June 2016. 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 27 June 2016.

#### **Detailed Procurement Strategy**

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

#### **Acquisition and Delivery of Replacement Parks**

This activity will commence as soon as site selection has been confirmed. It is assumed to have to be fully complete before the Contractor is appointed and mobilisation for construction commences – allowing a period of approximately 2.5 years.

#### **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 26 February 2018 to 4 June 2018.

### **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 has constructed numerous projects in Jersey in their own right as well as joint ventures. Their programmes equate to a build programme of 1,429m<sup>2</sup> per month based on 60,000m<sup>2</sup> compared with a build programme of 1,719m<sup>2</sup> on 55,000m<sup>2</sup>. On the basis of 51,000m<sup>2</sup> our programme relates to 1,214m<sup>2</sup> per month based on our experience and the use of prefabricated building systems and packaged plant.

An additional allowance of 3 months has then been made for the extra time associated with construction of a large basement and for construction in rock.

### **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 55,000m<sup>2</sup> and 3 months for 35,000m<sup>2</sup>. 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.