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**JERSEY FUTURE HOSPITAL  
CO021 – SITE OPTION REPORT**

**APPENDIX 28 DATA BOOK**

QUALITY ASSURANCE

Sign off: Terry Langdon

Position: Director

STATES OF JERSEY

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### Main Body Report

Location	Subject	Source materials
4.1	Introduction	<ul style="list-style-type: none"> <li>FH 1.6 Change Order 004 – Variation to Options Appraisal - 20141230</li> </ul>
4	Reaffirmation of previously rejected sites	<ul style="list-style-type: none"> <li>Strategic Outline Case prepared by WS Atkins</li> <li>Appendices to Strategic Outline Case prepared by WS Atkins</li> <li>Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>Appendices to Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>2b-CoM-150429-R&amp;P-Hospital Site Outcome-Board Issue - NPV</li> </ul>
4	Site Options	<ul style="list-style-type: none"> <li>FH 1.6 Change Order 004 – Variation to Options Appraisal – 20141230</li> <li>FH 1.4 – Revised Site Long Listing Brief – 20150729 - 2</li> </ul>
5	Appraisal Methodology	<ul style="list-style-type: none"> <li>UK Treasury Green Book Guidance</li> <li>UK DoH Health Building Notes</li> <li>UK DoH Health Technical Memoranda</li> <li>Clinical Engagement data developed under CO003 by MJ Medical</li> <li>EY Modelling data, provided in final iteration 10.04.15, included in Appendix 9</li> <li>UK Department of Health Healthcare Premises Cost Guides, 2<sup>nd</sup> Edition</li> <li>UK Treasury recommended Generic Economic Model (GEM)</li> <li>Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>Appendices to Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> </ul>

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		<ul style="list-style-type: none"> <li>• RICS Code of Measurement: A Guide for Property Professionals</li> <li>• BCIS PUBSEC (Tender Price Index of Public Sector Building Non Housing)</li> <li>• Site valuation data provided by BNP Paribas 23.03.15 and updated site valuation data provided by BNP Paribas 30.04.15</li> <li>• BCIS published location adjustment for Jersey (not Channel Islands) published 1Q15</li> <li>• Skills Review of Jersey's Construction Sector dated September 14 published by Jersey Construction Council</li> <li>• Committee of Inquiry into Building Costs dated September 02 published by the States of Jersey</li> <li>• Gleeds in-house R&amp;D material</li> <li>• Priced Bills of Quantities for elemental analysis for Jersey Contracts</li> <li>• UK Office for National Statistics – Construction statistics median earnings 2013</li> <li>• UK recent trade advertisements for construction posts</li> <li>• Benefit criteria: 'Appendix 1 to R Report'</li> <li>• Risk criteria: 'Appendix 1 to R Report'</li> <li>• HM Treasury Green Book Guidance (Optimism Bias)</li> <li>• Mott Macdonald template for calculating Optimism Bias (as amended by Gleeds)</li> <li>• Consultations with stakeholders including: Jersey Fire Service (meeting record 18.02.15) Planning Authority (minutes of planning meetings 23.01.15 and 26.02.15)</li> <li>• Comments of Independent Evaluators attending Benefits and Risk Workshop 26.03.15</li> </ul>
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		<ul style="list-style-type: none"> <li>• Programme assumptions based on UK healthcare and Jersey specific experience</li> <li>• Data provided in respect of current Bank of Canada build by Dandara for programme and m<sup>2</sup> delivery per month</li> </ul>
6	Option A – Dual Site	Please refer to Appendices 3 – 23 and 29 below
7	Option B - Overdale	Please refer to Appendices 3 – 23 and 29 below
8	Option C – General Hospital	Please refer to Appendices 3 – 23 and 29 below
9	Option D - Waterfront	Please refer to Appendices 3 – 23 and 29 below
10	Option E – People's Park	Please refer to Appendices 3 – 23 and 29 below
11	Conclusions	<ul style="list-style-type: none"> <li>• CO021 GEM Feed v8 ISSUED</li> <li>• CO021 Benefits v6 Moderated 300915 with answers</li> </ul>

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## Appendices

Location	Subject	Source materials
Appendix 1	Brief	<ul style="list-style-type: none"> <li>FH 1.6 Change Order 004 – Variation to Options Appraisal – 20141230</li> <li>FH 1.4 – Revised Site Long Listing Brief – 20150729 - 2</li> </ul>
Appendix 2	Verification of previous site deselection	<ul style="list-style-type: none"> <li>Strategic Outline Case prepared by WS Atkins</li> <li>Appendices to Strategic Outline Case prepared by WS Atkins</li> <li>Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>Appendices to Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>2b-CoM-150429-R&amp;P-Hospital Site Outcome-Board Issue - NPV</li> </ul>
Appendix 3	Site Boundary 'Red Line Plans'	<p>Red line drawings prepared by Hassell based on:</p> <ul style="list-style-type: none"> <li>Digimap Jersey digital mapping data</li> <li>Ordnance Survey data</li> </ul>
Appendix 4	Site Appraisal Plans	<p>Site analysis drawing prepared by Hassell based on:</p> <ul style="list-style-type: none"> <li>Digimap Jersey digital mapping data</li> <li>Primary research of sites</li> </ul> <p>Infrastructure site analysis drawings prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>Services and utilities data provided by SOJ</li> <li>'Main LV Distribution Network' drawing – J250101-E/001 Revision P2 prepared by Henderson Green in respect of electrical schematic at Jersey General Hospital</li> <li>Water supply and mains water layout data provided by Jersey Water</li> </ul>

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Appendix 5	Local Infrastructure / Transport Plans	<p>Transport assessment drawings prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• Primary review of accessibility</li> <li>• Digital mapping data for St Helier</li> </ul> <p>Technical Note TN-TRA-001/5 prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• General Hospital Travel Plan prepared by Halcrow, March 2005</li> <li>• Esplanade Masterplan, States of Jersey, March 2011</li> <li>• Primary review of accessibility, taking account of the range of transport modes to be accommodated</li> <li>• Traffic Survey</li> </ul>
Appendix 6	Civil Engineering Technical Note	<p>Technical Note TN-CIV-001/4 prepared by Arup and Rothwells based on:</p> <ul style="list-style-type: none"> <li>• Email dated 11.02.15 from Steve Bohea Transport and Technical Services</li> <li>• Drawing 'Jersey General Hospital, Overdale &amp; Field 1551, St Helier' drawn by TTS Records 11/02/2015</li> <li>• Drawing 'JGH – Existing Site, Gloucester Street &amp; The Parade, St Helier' drawn by TTS Records 11/02/2015</li> <li>• Drawing 'Jersey General Hospital Waterfront &amp; Jardin de la Mer, St Helier' drawn by TTS Records 11/02/2015</li> <li>• Option D Waterfront Site 'Proposed Site Plan' prepared by Hassell</li> </ul>
Appendix 6	Electrical Technical Note	<p>Technical Note TN-E-001-5 prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• Lighting Guide 2 (LG2): Hospitals and Healthcare Buildings</li> <li>• Application submitted to Jersey Electric Company 28.01.15 requesting maximum</li> </ul>

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		<p>supplies for each site, for all-electric and conventional options</p> <ul style="list-style-type: none"> <li>• Cost information provided by JEC 13.02.15</li> <li>• Follow up information provided by JEC 03.03.15</li> <li>• Application submitted to Jersey Telecom 30.01.15 requesting new communications supplies</li> <li>• Cost information provided by JT 27.02.15</li> </ul>
Appendix 6	Geotechnics Technical Note	<p>Technical Note TN-GEO-001 prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• Ground investigation records for Overdale site</li> <li>• Desk study of Overdale site prepared by Arup October 2014</li> <li>• Desk study of General Hospital site</li> <li>• Data from February 2014 ground investigation at Waterfront site</li> </ul>
Appendix 6	Mechanical Technical Note	<p>Technical Note TN-M-001-5 prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• Fire Hazard Classification</li> <li>• Medical Gases Health Technical Memorandum 02-01</li> <li>• BS 9990:2015 Non automatic fire-fighting systems in buildings - Code of practice</li> <li>• Jersey Water site pipework distribution layout for Jersey General Hospital</li> <li>• Jersey Water site pipework distribution layout for Overdale</li> <li>• Costs for incoming mains water supply for all options provided by Jersey Water</li> <li>• Jersey Gas site pipework distribution layout for Jersey General Hospital</li> <li>• Costs for incoming gas supply for all options provided by Jersey Gas</li> </ul>

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		<ul style="list-style-type: none"> <li>• Jersey Gas tariff information provided by email 11.02.15</li> <li>• Average fuel oil cost per litre (supplied by PDJ Ltd) based on December 2014 price</li> </ul>
Appendix 6	MEP Technical Note	<p>Technical Note TN-MEP-001 prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• Historical plant space information from similar sized healthcare projects</li> <li>• BSRIA Rules of Thumb – Guidelines for Building Services 5th Edition (BG9/2011)</li> <li>• Calculations based on estimated system capacity loads</li> <li>• Manufacturer physical plant and equipment sizes</li> <li>• Plant and equipment space guidance information</li> <li>• Maintenance and access space required as advised by manufacturers</li> </ul>
Appendix 6	Structures Technical Note	<p>Technical Note TN-STR-001 prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• Available geotechnical information for all sites, including <ul style="list-style-type: none"> <li>Historical ground investigations undertaken at Overdale in 1997 and 2001</li> <li>Historical ground investigations undertaken at Jersey General Hospital in 1973, 1979 and 2014</li> <li>Trial pits undertaken as part of drainage construction works at Waterfront site in 2014</li> </ul> </li> <li>• BS 8002: 1994 Code of Practice for earth retaining structures</li> <li>• Health Technical Memorandum 08-01 Acoustic Design Requirements</li> </ul>
Appendix 6	Tidal Impact Report	<p>Technical Note TN-TI-001 prepared by Arup based on:</p>

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		<ul style="list-style-type: none"> <li>• Digital Terrain Map provided by States of Jersey</li> <li>• Drawings of coastal wall structures obtained from States of Jersey TTS in 2011</li> <li>• EurOtop ‘Wave overtopping of Sea Defences and Related Structures: Assessment Manual’</li> <li>• Image from BBC Jersey news website showing overtopped discharge down Victoria Avenue, March 2008</li> <li>• HR Wallingford ‘Jersey Coastal Management Study 1991’</li> </ul>
Appendix 7	Town Planning Assessment	<p>KE Planning assessment of planning issues based on:</p> <ul style="list-style-type: none"> <li>• Primary research into site options</li> <li>• Discussions with Planning Department 23 January 2015 and 26 February 2015</li> <li>• St Helier Design Guidance 2013</li> <li>• Policy SC04</li> <li>• Jersey Waterfront 2006 Supplementary Planning Guidance</li> <li>• Tall Buildings policy</li> <li>• Revised Island Plan 2011</li> <li>• Waterfront Masterplan</li> <li>• Response from Planning Authority April 2015</li> <li>• Discussions with Planning Department 4 August 2015</li> <li>• Response from Planning Authority 30 September 2015</li> </ul>
Appendix 8	Functional Area Estimates	<ul style="list-style-type: none"> <li>• UK DoH Health Building Notes</li> <li>• UK DoH Health Technical Memoranda</li> <li>• Clinical Engagement data developed under CO003 by MJ Medical</li> </ul>

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		<ul style="list-style-type: none"> <li>• UK Department of Health Healthcare Premises Cost Guides, 2nd Edition</li> <li>• Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>• Appendices to Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> </ul>
Appendix 9	States of Jersey Relevant Activity Data	<ul style="list-style-type: none"> <li>• 3nr iterations of modelling data generated by EY, the latest of which issued to MJ Medical 10.04.15</li> </ul>
Appendix 10	Health Planning and Stacking Diagrams	<p>Drawings prepared by Hassell based on:</p> <ul style="list-style-type: none"> <li>• Historical information from similar sized healthcare projects</li> <li>• Functional Area Estimate v.18 Dual Site</li> <li>• CO021 Functional Area Estimate v.03 Single Site</li> <li>• Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>• Appendices to Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>• Clinical Engagement data developed under CO003 by MJ Medical</li> <li>• Responses to design commentary provided by SOJ</li> <li>• Feedback from meetings with Planning Authority 23.01.15 and 26.02.15</li> </ul>
Appendix 11	Site Massing Proposals	<p>Drawings prepared by Hassell based on:</p> <ul style="list-style-type: none"> <li>• Historical information from similar sized healthcare projects</li> <li>• Functional Area Estimate v.18 Dual Site</li> <li>• CO021 Functional Area Estimate v.03 Single Site</li> <li>• Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> </ul>

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		<ul style="list-style-type: none"> <li>• Appendices to Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>• Clinical Engagement data developed under CO003 by MJ Medical</li> <li>• Responses to design commentary provided by SOJ</li> <li>• Feedback from meetings with Planning Authority 23.01.15 and 26.02.15</li> </ul>
Appendix 12	Proposed Site engineering plans	<p>Drawings prepared by Arup based on:</p> <ul style="list-style-type: none"> <li>• Application submitted to Jersey Electric Company 28.01.15 requesting maximum supplies for each site, for all-electric and conventional options</li> <li>• Cost information provided by JEC 13.02.15</li> <li>• Follow up information provided by JEC 03.03.15</li> <li>• Application submitted to Jersey Telecom 30.01.15 requesting new communications supplies</li> <li>• Cost information provided by JT 27.02.15</li> <li>• Fire Hazard Classification</li> <li>• Medical Gases Health Technical Memorandum 02-01</li> <li>• BS 9990:2015 Non automatic fire-fighting systems in buildings - Code of practice</li> <li>• Jersey Water site pipework distribution layout for Jersey General Hospital</li> <li>• Jersey Water site pipework distribution layout for Overdale</li> <li>• Jersey Gas site pipework distribution layout for Jersey General Hospital</li> <li>• Historical plant space information from similar sized healthcare projects</li> <li>• BSRIA Rules of Thumb – Guidelines for Building Services 5th Edition (BG9/2011)</li> </ul>

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		<ul style="list-style-type: none"> <li>• Calculations based on estimated system capacity loads</li> <li>• Manufacturer physical plant and equipment sizes</li> <li>• Plant and equipment space guidance information</li> <li>• Maintenance and access space required as advised by manufacturers</li> <li>• Historical drawings and data provided by SOJ</li> </ul>
Appendix 13	Proposed Construction Programmes	<p>Construction programmes prepared by Gleeds Management Services based on:</p> <ul style="list-style-type: none"> <li>• Programme assumptions based on UK healthcare and Jersey specific experience</li> <li>• Data provided in respect of current Bank of Canada build by Dandara for programme and m<sup>2</sup> delivery per month</li> <li>• Data provided in respect of Welsh healthcare projects: Specialist Critical Care Centre, Cwmbran and Ysbyty Ystrad Fawr</li> <li>• Data provided by Sir Robert McAlpine in respect of on-island experience on Jersey for programme and m<sup>2</sup> delivery per month</li> </ul>
Appendix 14	Proposed Construction Phasing	<p>Drawings prepared by Hassell based on:</p> <ul style="list-style-type: none"> <li>• Massing and stacking drawings</li> <li>• Responses to design commentary provided by SOJ</li> <li>• Phasing assumptions based on UK healthcare specific experience</li> <li>• Gleeds Management Services' programmes for Options A, B, C, D and E dated 25.09.15</li> </ul>
Appendix 15	Capital cost pricing	<ul style="list-style-type: none"> <li>• Strategic Outline Case prepared by WS Atkins</li> <li>• Appendices to Strategic Outline Case prepared by WS Atkins</li> </ul>

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		<ul style="list-style-type: none"> <li>• Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>• Appendices to Strategic Outline Case Refined Concept Addendum prepared by WS Atkins</li> <li>• UK Department of Health Healthcare Premises Cost Guides, 2<sup>nd</sup> Edition</li> <li>• RICS Code of Measurement: A Guide for Property Professionals</li> <li>• BCIS PUBSEC (Tender Price Index of Public Sector Building Non Housing)</li> <li>• BCIS Building Height Index</li> <li>• BREEAM 2008 guidance</li> <li>• BRE report titled 'Delivering Sustainable Buildings – Savings and Payback' published 2014 for Community Health Buildings</li> <li>• HM Treasury Green Book Guidance (Optimism Bias)</li> </ul>
Appendix 16	Inflation Methodology	<ul style="list-style-type: none"> <li>• BCIS All-in Tender Price Index All-in TPI</li> <li>• BCIS PUBSEC (Tender Price Index of Public Sector Building Non Housing)</li> <li>• BCIS General Building Cost Index (GBCI)</li> <li>• MIPS index (median index pricing study)</li> <li>• UK Consumer Price Index (CPI)</li> <li>• UK Retail Price Index (RPI)</li> <li>• UK Retail Price Index Jevons (RPIJ)</li> <li>• UK Department of Health Healthcare Premises Cost Guides, 2<sup>nd</sup> Edition</li> </ul>
Appendix 17	Location Factor estimate	<ul style="list-style-type: none"> <li>• BCIS published location adjustment for Jersey (not Channel Islands) published 1Q15</li> <li>• Skills Review of Jersey's Construction Sector dated September 14 published by Jersey Construction Council</li> </ul>

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		<ul style="list-style-type: none"> <li>• Committee of Inquiry into Building Costs dated September 02 published by the States of Jersey</li> <li>• Gleeds in-house R&amp;D material</li> <li>• Priced Bills of Quantities for elemental analysis for Jersey Contracts</li> <li>• UK Office for National Statistics – Construction statistics median earnings 2013</li> <li>• UK recent trade advertisements for construction posts</li> <li>• UK Department of Health Healthcare Premises Cost Guides, 2<sup>nd</sup> Edition</li> </ul>
Appendix 18	Optimism Bias methodology and outcomes	<ul style="list-style-type: none"> <li>• HM Treasury Green Book Guidance (Optimism Bias)</li> <li>• Mott Macdonald template for calculating Optimism Bias (as amended by Gleeds)</li> <li>• Consultations with stakeholders including: Jersey Fire Service (meeting record 18.02.15) Planning Authority (minutes of planning meetings 23.01.15 and 26.02.15)</li> <li>• Comments of Independent Evaluators attending Benefits and Risk Workshop 26.03.15</li> <li>• Consultations with stakeholders regarding Park sites including: Jersey Fire Services (Meeting 11.08.15), Parish of St Helier (Meeting 04.08.15) and Planning Authority (Meeting 04.08.15)</li> <li>• Comments of Independent Evaluators attending Benefits and Risk Workshop 22.09.15</li> </ul>
Appendix 19	Investment Summary	<ul style="list-style-type: none"> <li>• CO021 GEM Feed v8 ISSUED</li> </ul>
Appendix 20	Site Valuations	<ul style="list-style-type: none"> <li>• BNP Paribas valuation information provided 23.03.15</li> </ul>

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		<ul style="list-style-type: none"> <li>Updated BNP Paribas valuation information provided 30.04.15</li> <li>Additional BNP Paribas valuation information dated 130313</li> </ul>
Appendix 21	Site Reuse proposals	Drawings prepared by Hassell based on: <ul style="list-style-type: none"> <li>Assessment of site release of Overdale and General Hospital sites</li> </ul>
Appendix 22	Benefits and Risk Analysis	<ul style="list-style-type: none"> <li>Benefit criteria: 'Appendix 1 to R Report'</li> <li>Risk criteria: 'Appendix 1 to R Report'</li> <li>CO021 Benefits v6 Moderated 300915 with answers</li> </ul>
Appendix 23	Residual Risk Registers	<ul style="list-style-type: none"> <li>Technical Advisor assessment of residual option risks</li> </ul>
Appendix 24	EY Assurance Outcomes	<ul style="list-style-type: none"> <li>EY Assurance Log v.3</li> <li>EY interim report on Site Options Appraisal Implementation 10.04.15</li> </ul>
Appendix 25	Design Champion report	<ul style="list-style-type: none"> <li>Assurance letter received 24.04.15</li> <li>Assurance letter received 05.09.15 regarding Option E People's Park</li> <li>Consolidated evaluation of Options A – E dated 24.09.15</li> </ul>
Appendix 26	HSSD Consultation	<ul style="list-style-type: none"> <li>Assurance letter and details of Clinical Engagement consultees, received 24.04.15</li> </ul>
Appendix 27	Other assurances	
Appendix 28	Databook	<ul style="list-style-type: none"> <li>Site Option Report and Appendices prepared by Technical Advisor</li> </ul>
Appendix 29	Schedule of Enquiries	Correspondence, meeting records and data sourced from: <ul style="list-style-type: none"> <li>The Parish of St Helier</li> <li>Jersey Water</li> <li>Jersey Electricity Company</li> <li>Jersey Gas</li> <li>JT global (ICT provider)</li> </ul>

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		<ul style="list-style-type: none"> <li>• States of Jersey Building Services</li> <li>• Transport and Technical Services Department (Transport and Drainage Authority)</li> <li>• Planning and Environment Department (Planning Authority and Environment Regulator)</li> <li>• Jersey Fire and Rescue Services</li> <li>• Jersey Ambulance Service</li> <li>• Jersey Development Company</li> </ul>
Appendix 30	Development log	<ul style="list-style-type: none"> <li>• Technical Advisor responses to SOJ comments on Site Option Report</li> <li>• Technical Advisor responses to SOJ comments on programme</li> <li>• Technical Advisor responses to SOJ comments on design and engineering</li> <li>• Technical Advisor responses to planning comments</li> <li>• Technical Advisor responses to SOJ comments on costs</li> </ul>
Appendix 31	Future Flexibility	<ul style="list-style-type: none"> <li>• Based on Appendices 10 and 11</li> </ul>
Appendix 32	Discounted variants	<ul style="list-style-type: none"> <li>• Material prepared by Hassell</li> </ul>