

# Jersey Future Hospital Project

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## Outline Business Case

### Appendix 26 GEM feed model – all options

**Document Control**

<b>Version</b>	<b>Date Issued</b>	<b>Summary of Changes</b>	<b>Author</b>
V1	27.9.17	Document compilation	N Aubrey
V2	11.10.17	Appendix content updated	T Nicholls
V3	24.10.17	Template updated	T Nicholls

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States Of Jersey  
Outline Business Case Economic Appraisal

**OPTION 1**  
Capital Pricing Base date: **Do Nothing**  
**Quarter 2 2016**

**Capitalisable Costs**

1	<b>Main Hospital - implementation of Six facet survey</b>	Capital & on cost Fees land + fees [HPCG summary 7.1] 36-40 Kensington Place 44 Kensington Place Stafford & Revere Hotel Non Works Costs - other [HPCG summary 7.2-7.4] Equipment Contingency <i>inc OB to be Broken out</i> Optimism Bias Decant and Migration <i>inc in capital to be broken out</i> Capital inflation <b>Main hospital Sub Total</b>
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2	<b>Enabling Schemes [ES]</b>	ES-1 Creation of Catering CPU ES-2 Relocation of medical secretaries / consultants ES-3 Transfer of Clinics 1 - vacated catering dept. ES-4 Construction of temporary Clinic Block ES-5 <i>Med recs and car park</i> ES-6 <i>Relocation of corporate functions</i> ES-7 Transfer of Clinics 1 - remodelling of Westaway Court ES-8 Remodel - First Floor parade, Granite and 1960 wings ES-9 Re-siting of critical plant and systems ES-10 Transfer of Staff accommodation
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3	<b>Additional Works</b>	5,013,851 Add two decks to Patriotic Street Car park Post occupation Granite Block refurbishment
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4	<b>Additional works Capital Inflation</b>	Capital inflation on ES Schemes & additional works
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**CAPEX Total**

**Lifecycle Costs**

5	<b>Capitalisable asset replacement over the term</b>	LCR1 - New build areas (not discounted or inflated) LCR2 - Refurbished areas - (not discounted or inflated) ES01 ES04 ES05 ES06 ES07 Refurb ES08 Granite Block
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**Transition Period costs**

6	<b>Capital works - Statutory compliance &amp; essential backlog</b>	<i>Covered in six facet survey implementation</i> Non Spatial refurbishment works Statutory Compliance / H&S/ Essential replacement
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7	<b>Current hospital Operational FM costs not in Finance Model</b>	Revenue consequences of ES schemes Current Hospital Estates cost Current Hospital Housekeeping cost Current Hospital Portering cost Current Hospital Utility cost
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**Post Occupation costs**

8	<b>Benchmarked Operational FM costs not in Financial Model</b>	Revenue consequences of ES schemes Estates - proportional based on Area Housekeeping -proportional based on area Portering - proportional based on area Energy & Utilities
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Dec-2 Year 18	Dec-3 Year 19	Dec-4 Year 20	Dec-5 Year 21	Dec-6 Year 22	Dec-7 Year 23	Dec-8 Year 24	Dec-9 Year 25	Dec-10 Year 26	Dec-11 Year 27	Dec-12 Year 28	Dec-13 Year 29	Dec-14 Year 30	Dec-15 Year 31	Dec-16 Year 32	Dec-17 Year 33	Dec-18 Year 34	Dec-19 Year 35	Dec-20 Year 36	Dec-21 Year 37	Dec-22 Year 38	Dec-23 Year 39	Dec-24 Year 40	Dec-25 Year 41	Dec-26 Year 42	Dec-27 Year 43	Dec-28 Year 44	Dec-29 Year 45
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	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
LCR1 - New build areas (not discounted or inflated)	2,866,569	3,411,474	5,318,323	3,087,483	2,344,573	1,752,622	2,486,606	2,877,612	2,140,791	1,602,943	1,926,402	2,590,348	4,181,671	2,672,909	2,091,523	1,465,092	1,773,657	2,075,186	2,044,113	1,512,067	2,261,074	3,189,774	5,328,658	3,377,864	2,658,442	1,343,982	1,260,893	1,161,004
LCR2 - Refurbished areas - (not discounted or inflated)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ES01	33,196	79,023	46,198	41,915	33,196	48,527	33,196	235,815	33,196	48,527	33,196	41,915	63,300	79,023	33,196	41,915	33,196	499,545	33,196	72,411	33,196	48,527	46,198	41,915	33,196	79,023	33,196	205,319
ES04																												
ES05																												
ES06																												
ES07 Refurb																												
ES08																												
Granite Block																												
<b>CAPEX Total</b>	2,899,766	3,490,497	5,364,521	3,129,398	2,377,769	1,801,149	2,519,802	3,113,426	2,173,987	1,651,470	1,959,598	2,632,264	4,244,971	2,751,932	2,124,719	1,507,007	1,806,853	2,574,731	2,077,309	1,584,478	2,294,271	3,238,301	5,374,855	3,419,780	2,691,638	1,423,005	1,294,089	1,366,322

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