

Incident type: Exemption

Title of Exemption: Dewberry House Delivery Partner Exemption

Exemption details:

Select section heading	Select sub-section heading	Sub-section requirement paragraph number
Expenditure	Expenditure & Procurement	14

Exemption Request & Permissible Reason: Only one supplier of a product (monopoly supplier or bespoke copyrighted item)

Exemption type: Corporate Contracts

Exemption value: [REDACTED]

Supplier: IBI Group Ltd (Architects)

Start date: 03/04/2022

End date: 29/03/2024

Exemption description: A Procurement Strategy (PS) entitled 'New Dewberry House (SARC) / Victims Centre' (ref: GOJ/2022/712) was signed on 24.02.2022.

The PS described the proposed procurement approach to appointment: (i) a full Design Team and (ii) a Main Contractor to build a replacement Sexual Assault Referral Centre (SARC) / Victims Centre

The Procurement Strategy sought to appoint the IBI Architect's as a 'single source supplier'. IBI have experience in building a SARC and have been assisting the Staff at Dewberry House to develop their accommodation needs and to develop some concept designs to help inform the operational needs of a combined SARC facility (for both Adults and Children) while maintaining the dignity and separation such an environment requires. Please see Appendix A for a fuller explanation and Appendix B for details of IBI's Fee Proposal.

Attachments: Dewberry House Delivery Partner Exemption - Appendix 1.pdf, Appendix B IBI Fee Proposal 20220304.pdf

First name: [REDACTED]

Surname: [REDACTED]

Email: [REDACTED]@gov.je

Department: Infrastructure Housing and Environment

Section: Jersey Property Holdings

Are you completing the form on behalf of somebody else?:No

Budget holder / Department director name: Tim Daniels

Head of finance business partnering: Infrastructure Housing and Environment John Littlewood

Accountable officer: Infrastructure Housing and Environment Andrew Scate

Budget holder / departmental director comments: IBI have been involved in the pre feasibility work and have supported JHA through the evolution of site options. It is pragmatic and cost effective appointment and will help the ultimate success of the project

Budget holder / departmental director attachments:

Head of finance business partnering comments:

Head of finance business partnering attachments:

Accountable Officer Comments:

Accountable Officer attachments:

Commercial Services comments: Reviewed by the Approvals Board on 05 April 2022. This Exemption captures the direct award to IBI approved in the Procurement Strategy and is a housekeeping exercise in relation to that strategy.

Attachments:

Risk Assessment: Low

Review Date: 05/04/2022

Previous Exemption ID:

Commercial Services Approval: Approved

Public Finances Manual - EXEMPTION FORM

Dewberry House Delivery Partner Exemption

Appendix 1- Additional Information

Summary of Exemption requested

1.Introduction:

A Procurement Strategy (PS) entitled: 'New Dewberry House (SARC) / Victims Centre' (ref: GOJ/2022/712) was signed on 24.02.2022.

Dewberry House provides crisis support and forensic medical examinations for victims of sexual assault and is accessible 24 hours a day for both adults and children. The Service presently operates out of a converted terraced house on the outskirts of St. Helier which no longer meets the Justice & Home Affairs (JHA), current and target operational needs. Accordingly, capital funding has been awarded within the current Government Plan to construct a new and dedicated facility.

The PS described the proposed procurement approach to appointment: (i) a full Design Team and (ii) a Main Contractor.

The PS sought to appoint the Architect as a 'single source supplier'.

This Exemption Form describes the rationale and commercial consideration for the appointment of the IBI Group as Architect for this project.

2.Proposal

As noted above, it is proposed to appointment the IBI Group as 'single source supplier to provide the architectural service for this project.

IBI have experience in building a SARC (the St Mary's SARC in Manchester).

IBI have been assisting the Staff at Dewberry House to develop their accommodation needs and to develop some concept designs to help inform the operational needs of a combined SARC facility (for both Adults and Children), while maintaining the dignity and separation such an environment requires.

The hierarch of Dewberry House have invested a large amount of time with IBI in defining their accommodation needs and IBI have similarly amassed good knowledge of the project's objectives and desired outcomes.

It was felt that the appointment of IBI will be beneficial to the project in terms of: (i) ensuring that the proposed new facility meets the briefed requirements and (ii) helps expediate delivery (by removing the need for upskilling a new design lead).

IBI are presently working on Island in their capacity as Architects for the phased redevelopment of La Moye Prison. The proposed new SARC will run concurrently with these ongoing works, and this will be reflected in IBI's fee proposal.

The IBI Architect who lead the St Mary's SARC in Manchester will be involved in this project.

3.Scope of the Appointment

A fee enquiry was issued to IBI on the 01.03.2022 which sought a fee quotation for the provision of full architectural and contract administration services.

The scope of work was based on the Royal Institution of British Architects (RIBA) Plan of Work - from RIBA stage 1 through to RIBA stage 7 inclusive.

The proposed new building will be unique, providing a dedicated Sexual Assault Referral Centre (SARC) for both adults and children (i.e. requiring discrete entrances, forensic examination rooms and provision for the collection of criminal evidence) but also include certain shared / flexible facilities (i.e. counselling / meeting rooms) for follow up consultations / therapy etc. which can also be used to support other victims of crime.

The anticipated size of the proposed new building will be 750M2 based on an agreed accommodation schedule.

The agreed site for this proposed facility is the former Heathfield Children's Home site on Bagatelle Road, St Saviour.

4. Budget / Cost Estimate

The total estimated cost for the project is £ [REDACTED] inclusive of the main build cost, design team fees, planning/building control fees, FF&E and contingencies etc.

The estimated value of the new building (and for which the proposed architectural commission will be responsible) is £ [REDACTED].

5. Procurement Considerations

To capitalise on the experience IBI have from building the new St Mary's SARC in Manchester and to build on the time and knowledge that has been invested by the hierarchy of Dewberry House and IBI to date, it is felt that it would be beneficial to appoint IBI a single source supplier, which would be a deviation from the procurement requirements set out within the Public Finances Manual.

This exemption is therefore requested on the basis of: "only one supplier of a product". This is on the premise that the proposed building is unique and of a specialist nature - which the proposed Architect (IBI Group) have experience.

Commercial Risk Considerations

- The IBI Group have experience in designing a SARC for both Adults and Children (St Mary's SARC, Manchester).
- IBI are presently working on Island in their capacity as Architects for the La Moye Prison Redevelopment. They therefore have experience of working on island and working for the GoJ.
- A formal fee quotation has been sought in the sum of £ [REDACTED] (see Appendix A).
- The fee represents [REDACTED] % of the estimated £ [REDACTED] contract sum.
- Based on "fee range survey data" for Health and the Office Sector, as compiled by the Fee Bureau (2022 edition), the comparable fee would be circa [REDACTED] %.

- Based on the (now disused) RIBA fee guide (used for guidance only) a comparable % fee would be circa [REDACTED] %.
- The % fee for the current Gate House project is [REDACTED] %
- The form of contract for this commission will be the JCT 2011 (Joint Council Tribunal Standard Form of Building Contract for Local Authorities - 2011 Edition with local amendments), which is consistent with that being used on the Gate House project.
- Through their experience with the St Mary's SARC in Manchester, IBI will have access to the required specification / knowledge and lessons learned.
- It is felt that IBI's proposed is reasonable for the works required and consistent (or below) industry benchmarks and comparable local rates.

Subject to the acceptance of this exemption, it is recommended that IBI are appointed as Architects for this project.

Date: 18.03.2022

Additional Information (if applicable)

Project Name: New Dewberry House (SARC) / Victims Centre

Supplier Name: IBI Group Ltd

Contract Value: Estimated to be £ [REDACTED]

Exemption Value: Estimated to be £ [REDACTED]

Commercial Contract Reference: GOJ/2022/712

Please attach or include additional information to support the exemption (e.g. contract documents, quotes etc.)

IBI Fee Proposal (Appendix B)