



**Ministry of
JUSTICE**

**Establishment: Hollesley Bay Colony, Rectory Road,
Woodbridge, IP12 3JW**

Project: Rapid Deployment Cells

BPRN: 553/21/4801

COMMENCEMENT AGREEMENT

CONTENTS

| | |
|------------------------|---|
| Commencement Agreement | |
| <i>Appendix</i> | <i>Title</i> |
| A | Project Timetable |
| B | Construction Phase Health and Safety Information Pack |
| C | Pre-commencement surveys |
| D | Planning issues |
| E | Developed Project Brief and Project Proposals Including: <ul style="list-style-type: none"> ▪ Signed DPP Form of Tender ▪ Summary scope of works ▪ Sequence drawings ▪ Drawing Register ▪ Specifications and Drawings ▪ Sustainability Statement ▪ Quality Management Plan ▪ Statement of any derogations from MOJ standard specifications ▪ Whole life costing statement |
| F | List of Specialists |
| G | Agreed Maximum Price and Price Framework Including: <ul style="list-style-type: none"> ▪ Summary of the AMP ▪ Risk Register ▪ Cash flow forecast |
| H | Site Waste Management Plan |
| J | Evidence of insurance |
| K | Key Performance Indicators |
| L | Queries raised by the Technical Assessors and the responses to these queries |

OFFICIAL

The Partnering Team members, as named below, in accordance with and subject to the terms of a partnering contract dated the 22nd day of July 2022 the 'Partnering Contract') made between them in relation to:

Project: Rapid Deployment Cells

Site: Hollesley Bay Colony, Rectory Road, Hollesley, Woodbridge, IP12 3JW

The Partnering Team members:

| | |
|--------------------------------------|--|
| Client | Secretary of State for Justice |
| Constructor and Lead Designer | Vinci Construction Ltd |
| Client Representative | Turner & Townsend Project Management Limited |
| Cost Consultant | Currie & Brown (UK) Limited |

Agree under this Commencement Agreement that:

1. Words and expressions used in this Commencement Agreement shall have the same meanings as in the Partnering Contract.
2. To the best of their knowledge the Project is ready to commence on Site.
3. The following details shall apply by reference to the listed clauses of the Partnering Terms:

OFFICIAL

Agree under this Commencement Agreement that: (Continued)*Reference in
Partnering Term*

| | |
|--------------------------|---|
| Clause 6.2 | The Project Timetable is included in the Developed Project Proposals attached as Appendix A |
| Clause 6.2 | Date of Possession 11/07/22 |
| Clause 6.2 | Date for Completion 23/12/22 |
| Clause 6.3 | Project in sections As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement. |
| Clauses 6.4 and 15.3 (i) | Parts of site in exclusive or non-exclusive possession: As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement. |
| Clauses 6.4 and 15.3 (i) | Constraints on Site possession/access All in accordance with Special Term 28.11 of the Project Partnering Agreement. Arrangements for Client access to be agreed. |
| Clauses 6.4 and 15.3 (i) | Arrangements for deferred or interrupted Site possession As per the Partnering Timetable and Project Timetable and Special Term 28.11 of the Project Partnering Agreement. |
| Clause 7.1 | The Construction Phase Plan is within the Health and Safety Information Pack which is included in Appendix B |
| Clause 8 | Project Brief and Project Proposals are included in Appendix E |

Agree under this Commencement Agreement that: (Continued)*Reference in
Partnering Terms*

| | |
|------------------|---|
| Clause 12 | The Agreed Maximum Price is £4,732,828.70 (exclusive of VAT) |
| Clause 12 | The Price Framework is included in Appendix G |
| Clause 18.2 | The risk sharing arrangements are detailed in the Appendix G |
| Clause 18.3(iii) | Third party consents entitling claim for extension of time None other than those items identified as Client Risk items within the Risk Register |
| Clause 18.3(xvi) | Additional events entitling claim for extension of time None other than those items identified as Client Risk items within the Risk Register |
| Clause 18.5 | Adjusted extensions of time entitling additional Site Overheads None other than those items identified as Client Risk items within the Risk Register |
| Clause 18.6 | Adjusted extensions of time entitling claim for unavoidable work/expenditure None other than those items identified as Client Risk items within the Risk Register |
| Clause 18.9 | Exceptions to Constructor risk as to Site None other than those items identified as Client Risk items within the Risk Register |

Agree under this Commencement Agreement that: (Continued)*Reference in
Partnering Terms*

Clause 19.1 Insurance of the Project shall be taken out by the Constructor

Insurance of all existing structures (and their contents) shall either be taken out by the Client and or the Client shall bear the risk of loss or damage thereto.

With waiver of rights of subrogation against:

Not applicable

With the following percentage addition for fees:

15%

With the following additional or adjusted risks:

None required

Agree under this Commencement Agreement that: (Continued)*Reference in
Partnering Terms*

- | | |
|-------------|--|
| Clause 19.1 | Insurance third party property damage by the Constructor in the sum of: None required. |
| Clause 19.5 | Environmental Risk Insurance by: None required |
| Clause 19.6 | Latent Defects Insurance by: None required |
| Clause 19.7 | Whole Project Insurance by: None required |
| Clause 19.9 | Amount and form of any advance payment guarantee/performance bond/parent company guarantee/retention bond: None required. |
| Clause 27.2 | Problem-Solving Hierarchy is as attached to the Partnering Contract |
| Clause 28 | Special Terms additional to those set out in or attached to the Partnering Contract: There are no additional Special Terms other than those previously included within the Project Partnering Agreement |

OFFICIAL

THE SECRETARY OF STATE FOR JUSTICE

of

Ministry of Justice

10th Floor,

102 Petty France

London SW1H 9AJ

(the “**Client**”)

EXECUTED AS A DEED by the **Client** by affixing
hereto its common seal in the presence of

or Acting by

Authorised signatory



Authorised signatory

Dated the 11th day of August 2022

OFFICIAL

OFFICIAL

TURNER & TOWNSEND PROJECT MANAGEMENT LIMITED

of/whose registered office is situated at

Low Hall
Calverley Lane
Horsforth
Leeds
LS18 4GH

(the “**Client Representative**”)

EXECUTED AS A DEED by the **Client Representative**

by affixing hereto its common seal in the presence of

or Acting by

Director _____

Director/Secretary _____

OFFICIAL

OFFICIAL

Vinci Construction Ltd

Whose registered office is situated at

Stuart House
Manor Way
Rainham
Essex
RM13 8RH

(the “**Constructor**” and “**Lead Designer**”)

EXECUTED AS A DEED by the **Constructor and Lead Designer**

by affixing hereto its common seal in the presence of

or Acting by

Director

Director/Secretary

OFFICIAL

CURRIE & BROWN (UK) LIMITED

of/whose registered office is situated at

40 Holburn Viaduct
London
EC1N 2PB

(the “**Cost Consultant**”)

EXECUTED AS A DEED by the **Cost Consultant**

by affixing hereto its common seal in the presence of

or Acting by

Director _____

Director/Secretary _____