



**Ministry of
JUSTICE**

Establishment: HMP Manchester

**Project: Installation of Safer Custody
Windows**

BPRN: 572/18/3076

COMMENCEMENT AGREEMENT

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The Partnering Team members, as named below, in accordance with and subject to the terms of a partnering contract dated the 27th February 2023 (the 'Partnering Contract') made between them in relation to:

Project: Installation of Safer Custody Windows BPRN 572/18/3076

Site: HMP Manchester

The Partnering Team members:

| | |
|--------------------------------------|--|
| Client | Ministry of Justice |
| Constructor and Lead Designer | ISG Construction Ltd |
| Client Representative | Mott MacDonald Ltd |
| Cost Consultant | Turner & Townsend Cost Management Ltd |
| Principal Designer | ISG Construction Ltd |

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:

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 18 th March 2024 |
| Clause 6.2 | Date for Completion 22 nd November 2029 |
| 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 £14,711,219.81 excluding Client Contingency, Professional Fees, Client Costs and 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:



With the following additional or adjusted risks:

None required

Agree under this Commencement Agreement that: (Continued)

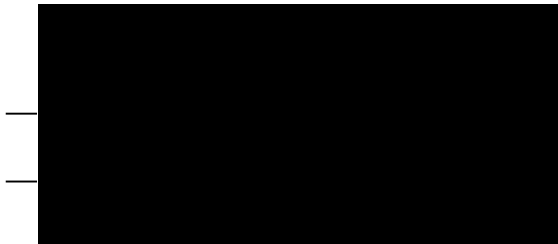
*Reference in
Partnering Terms*

- | | |
|-------------|--|
| 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 |

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 15th day of March 2024

MOTT MACDONALD LIMITED

of
Mott MacDonald House
8-10 Sydenham Road
Croydon
CR0 2EE

(the “**Client Representative**”)

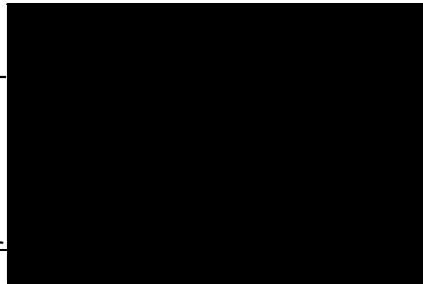
EXECUTED AS A DEED by the **Client Representative**

by affixing hereto its common seal in the presence of

or Acting by

Director

Director/Secretary



ISG CONSTRUCTION LIMITED

Whose registered office is situated at

Aldgate House,
33 Aldgate High Street,
London,
EC3N 1AG
United Kingdom

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

EXECUTED AS A DEED by ISG Construction Limited (the “Constructor and Lead Designer”)

By affixing hereto its common seal
in the presence of

or

Authorised Signatory

In the presence of

Witness

Name, Address and Occupation of witness

TURNER & TOWNSEND COST MANAGEMENT LIMITED

of
Low Hall
Calverley Lane
Horsforth
Leeds
LS18 4GH

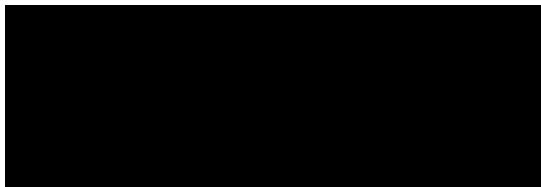
(the “**Cost Consultant**”)

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

by affixing hereto its common seal in the presence of

or Acting by

Director



Director/Secretary



ISG CONSTRUCTION LIMITED

Whose registered office is situated at

Aldgate House,
33 Aldgate High Street,
London,
EC3N 1AG
United Kingdom

(the “**Principal Designer/CDM Coordinator**”)

EXECUTED AS A DEED by ISG Construction Limited (the “Principal Designer/CDM Co-ordinator”)

By affixing hereto its common seal
in the presence of

or Acting by

Authorised Signatory

In the presence of

Witness

Name, Address and Occupation of witness _____
