

**WRITTEN QUESTION TO THE MINISTER FOR HEALTH AND SOCIAL SERVICES  
BY SENATOR PALLET  
QUESTION SUBMITTED ON MONDAY 4th OCTOBER 2021  
ANSWER TO BE TABLED ON MONDAY 11th OCTOBER 2021**

**Question**

Will the Minister provide members with the following information regarding the construction of the new mental health facility at Clinique Pinel –

- (a) the date upon which the contract was signed with the building contractor to deliver the new facility;

**Answer**

- A letter of Intent was issued on 24.08.20
- Works commenced on 21.09.20
- The formal contract (JCT 2011) was signed on 29.09.20

- (b) the agreed completion date for the project, as detailed in the contract;

**Answer**

- The original contract completion date was 31.01.22
- A 5-week time extension has been granted owing to exceptionally inclement weather, revising the contract completion date to 07.03.22 (revised contract period 76 weeks)

- (c) whether the construction of the facility is on schedule for completion by the agreed date, and if not, why not;

**Answer**

- The works are currently at week 56 of 76 (@ 30.09.21)
- The contractor has recently tabled a revised completion programme which shows a revised completion date of 09.09.22.
- As noted at item (f) below, additional works have been required to remedy a number of ‘legacy issues’ relating to the existing building/structure and additional/essential ‘upgrade works’ to address safeguarding issues that were identified once the building was vacated
- The contractor has cited the current ‘spike’ in construction work and construction costs as a principal reason for not being able to secure sufficient labour
- Revisions have been made to the original phasing schedule in an attempt to help the contractor by providing more work opportunities. However, the contractor is now reporting that with the difficulties it is experiencing in securing labour, it is unable to benefit from these changes
- JPH have met the contractor’s management team over the last three weeks to review why we have not seen the progress we would expect at this point in the contract, and to review options on how we can assist and progress matters

(d) the current anticipated completion date, if other than that agreed upon in the contract;

**Answer**

- As noted in Question (c), the contractor is reporting a revised completion date of 09.09.22

(e) whether the contract includes penalties for late completion, and if not, why not;

**Answer**

- Penalties (or Liquid and Ascertained Damages [L&ADs] as they are referred to in the contract) are included within the main contract
- The contract is phased and is being undertaken in sections. This was primarily because both buildings have remained occupied throughout the works. The L&ADs are therefore applicable per phase
- L&ADs will be applied if the contractor cannot demonstrate why the agreed contract completions dates have not been achieved

(f) whether any changes have been made to the contract, and if so, the details of all such changes and who authorised them;

**Answer**

- There have been a number of changes to the contract since works commenced. These relate to:
  - (i) Additional 'client-related works' associated with the existing building finishes (safeguarding improvements)
  - (ii) Additional 'legacy-related works' pertaining to the existing building/structure (i.e. compliance)

(g) whether any part of the new facility, such as the 'place of safety' suite, will be ready to receive patients prior to the completion of the whole facility, and if so, by when; and

**Answer**

- The latest programme (issued on the 04.10.21) shows that most of the ground floor of Clinique Pinel will be handed over by the 07.03.22. This will provide 20 of the 26 anti-ligature en-suite bedrooms (which includes the 'place of safety')

(h) the current recruitment processes in place to ensure the necessary staff are available in time for the facility to open?

**Answer**

- The intention is to transfer existing staff into the facility, so no specific recruitment processes are required