

## Project Profile

### Avon & Somerset Magistrates' Courts

<b>Client</b>	Avon & Somerset Magistrates' Court Committee
<b>Client Sector</b>	PFI   PPP
<b>Project Value</b>	£45m
<b>Services Provided</b>	PFI Technical   FM Advisory Service
<b>Project Size</b>	
<b>Architect</b>	
<b>Contractors</b>	



**The Scheme comprised the construction of two purpose built courtrooms with up-to-date technology including HMCS and Probation Service headquarters. Five courtrooms are to be operational in Worle from late 2005 and twelve courtrooms to be operational in Bristol from late 2006. Each court provides offices for the Probation Service, together with group work rooms and interview facilities for work with offenders.**

Rider Levett Bucknall provided the Lead Technical Advisor, Cost Adviser and FM Adviser roles from inception to completion of the pre-construction period. A great deal of planning, value management and programming went into the development of the design to ensure they offered a very effective, safe and supportive working environment for all court users.

### Track Record

The team led by Rider Levett Bucknall has the capability, track record and the ambition to deliver a scheme which at least met and in most cases exceeded the schedules of requirements. Rider Levett Bucknall has been continually involved with court building projects for over fifteen years and the benefits of this experience can be summarised as follows:

- An understanding of Magistrates' Courts and Department of Constitutional Affairs Design Guides and the specialist nature of court buildings such as site and planning issues, circulation requirements, specifications, building services, acoustics, security, access and environmental issues etc.
- Detailed knowledge of the risks associated with secure buildings including the identification, evaluation and effective management of risks.
- Involvement in value engineering workshops on major projects (including courts with significant custody provisions) and providing innovative solutions.
- A clear understanding of the expectations and needs of the PPP/PFI market.
- Utilisation of specialist design sub-consultants with particular expertise in relation to PPP/PFI and secure buildings.

This experience was shared and developed with the project team to ensure the final business case offered best value. Information specifically shared on this project included:

- Capital, facilities management and life cycle cost database for Courts as comparators, and for validating data provided by the Project Board.
- Past experience on similar projects in the Court sector.
- Past experience supporting both procurers and bidders and a clear understanding of their particular drivers.

### Outline Business Case

Rider Levett Bucknall successfully completed this phase of the project by successfully delivering the following:

- Reviewing the Council's records of accommodation and operational services expenditure and effectively contributing to the outline business case for replacement. Each service was scored against current court standards for space, access, security and privacy and ranked accordingly.
- Reviewing and contributing to the preparation of options for replacement of existing premises to ensure the business case was robust in terms of what was included and conversely what should be excluded from the project.
- Attending meetings to establish MCC and any other requirements to be included in the outline schedules of accommodation.

- Preparing cost models and option studies for the Public Comparator in respect of capital costs, life cycle costs and facilities management costs using our extensive database for court building, maintenance, and servicing and verifying the same against current and previous projects.
- Invitation to Submit Outline Proposals

Rider Levett Bucknall successfully completed this phase of the project by successfully delivering the following:

- Contributing to the evaluation of responses to OJEU and developing a long list of potential bidders.
- Developing the technical content and contributing to the Outline Proposals Document sent to long-listed bidders.
- Responding to reasonable technical queries during the proposals period.
- Attending bidder presentations and evaluating the design and other proposals received from bidders and contributing to the short-listing process.
- Attending meetings to establish MCC and any other requirements and debriefing unsuccessful bidders.

### **Invitation to Negotiate**

Rider Levett Bucknall successfully completed this phase of the project by successfully delivering the following:

- Preparing a detailed Output Specification for each space within the project together with overarching output specifications for services and IT installations.
- Preparing a detailed operational Services Specification of both standard and optional services for consideration by the Authority
- Developing other aspects of the technical content and contributing to the Invitation to Negotiate Document sent to short-listed bidders.
- Assisting in development of the payment mechanism and other requirements of the Project Agreement (technical issues)
- Responding to technical queries during the proposals period
- Attending bidder presentations and evaluating the design proposals; accommodation and life cycle costs, services provisions and other proposals received from bidders and contributing to the final selection process.
- Attending meetings to establish MCC and any other requirements and debriefing the unsuccessful bidder.

**Best and Final Offer**

Rider Levett Bucknall successfully completed this phase of the project by successfully delivering the following:

- Reviewing the Output Specifications as required from evaluation of the ITN submissions to allow permitted changes to the brief and other matters that may have emerged.
- Developing other aspects of the technical content and contributing to the BaFO Document to be sent to the two bidders.
- Responding to technical queries during the BaFO period.
- Attending bidder presentations and evaluating the design proposals; accommodation and life cycle costs, services provisions and other proposals received from bidders and contributing to the final selection process.
- Attending meetings to establish MCC and any other requirements and debriefing the unsuccessful bidder.

**Preferred Bidder Selection**

Rider Levett Bucknall successfully completed this phase of the project by successfully delivering the following:

- Attending bidder presentations and evaluating the design proposals; accommodation and life cycle costs, services provisions and other proposals received from bidders and contributing to the final selection process.

**Final Business Case and Signature**

Rider Levett Bucknall successfully completed this phase of the project by successfully delivering the following:

- Assisting with technical negotiations on all aspects of the preferred bid and liaising with legal advisers and ensuring that all technical issues in connection with accommodation, services, life cycle replacements and payment mechanism issues were fully covered within the Project Agreement.
- Updating the Public Sector Comparator and providing an audit trail for all cost changes from the Outline Business Case Stage.
- Attending meetings to confirm MCC and any other requirements and conveying these to the prospective Operator.

**Best Value**

The project exceeded the customer's expectations for the following reasons:

- High quality of service delivery and collaborative approach taken by the project team as a whole.
- Effective liaison, communication, management etc between all stakeholders.
- Experienced Staff with particular Technical Advisory / Facilities Management expertise in the relevant sectors. Quality was enhanced by the utilisation of staff with particular expertise relating to the type of scheme and procurement route chosen. Rider Levett Bucknall utilised staff which had at least 12 years experience with "building for justice" projects in a lead and cost management capacity.
- Good understanding of Magistrates' Courts Design Guides and the specialist nature of designing courts including – site and planning issues, circulation requirements, specification, building services, acoustics, security, access, environmental issues etc.
- Detailed knowledge of risks associated with court buildings needing to be kept in continuous operation including the identification, evaluation and effective management of risks.
- Good experience and understanding of value engineering court buildings and providing innovative solutions