



<b>Trial project:</b> <b>New Prison North Wales</b>	<b>New delivery model / procurement route:</b> <b>Two Stage Open Book</b>
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<b>Cost savings targeted:</b> 26%
<b>Other key benefits targeted:</b> Cost and programme certainty, innovation, opportunities for local and regional businesses, apprenticeships and other employment/ training opportunities, effective use of BIM level 2, benefits of Government Soft Landings and Project Bank Account, reduced prospective operating costs

<b>Stage at which first report will be published</b>	Kick off meeting	<b>Brief / Team Engagement</b>	Decision to Build	Build and Occupy
<b>Cost saving basis</b>	Outline saving aspiration	<b>Challenging cost target</b>	Award cost	Outturn cost

**Trial project details**

<b>Project title</b>	New Prison North Wales
<b>Client department</b>	Ministry of Justice
<b>Project value</b>	£250m
<b>Form of project</b>	New Build Prison
<b>Main contractors</b>	Lend Lease
<b>Lead designer</b>	Lend Lease
<b>Key suppliers</b>	URS (Client Representative), Sweett (Cost Consultant, CDM Coordinator), White Young Green (Technical Assessor), Capita Symonds (Architect), TPS Consulting (Civil and Structural Engineers), Hoare Lea (Mechanical and Electrical Engineers), Crown House (Mechanical and Electrical Specialist)



**Executive summary:**

Ministry of Justice have created a collaborative basis under the PPC2000 contract for the design, construction and maintenance of a 2,100 place prison on a site in the Wrexham Industrial Estate. They have selected a team from their National Alliance and established a 24 week period of programmed early contractor contributions to design, risk management and finalisation of agreed costs. Ministry of Justice are applying lessons learned from their Cookham Wood Trial Project in order to obtain additional benefits from the use of BIM level 2 and to offer greater opportunities for contributions from Tier 2/3 subcontractors and suppliers, including a specific focus on local/regional SMEs. The team are also using the CITB Client Based Approach to maximise employment and skills benefits from the project. The North Wales Prison project will trial Two Stage Open Book, BIM level 2, Project Bank Accounts and Government Soft Landings. The targeted savings are drawn partly from the use of BIM, market engagement and tender meetings to help de-risk the early selection of an Integrated Team. Additional savings will be drawn from joint design development and risk management during the timetabled pre-construction phase of the project