



Customer Profile

ACT Courts

Customer

Australian Capital Territory (The Territory)

Term

25 years (2015 - 2040)

Value

\$7m p.a.

Location

Canberra, ACT

ACT Courts PPP

The ACT Law Courts project is the Territory's first Public Private Partnership (PPP). The project is to deliver a combined Law Courts Facility for the ACT.

Programmed has had full involvement in the D&C phases, optimising building fabric choices and have been part of the building commissioning phase.

The redevelopment is to maximise the operational efficiencies of the facilities while respecting the jurisdictional separation between the Supreme Court and the Magistrates Court.

The redevelopment of the Supreme Court delivered court facilities that have the flexibility and capacity to serve population growth in the ACT for the next fifty years. The new facilities reflect best practice in court functionality.

Maintenance works

As part of a two stage procurement process the ACT Government selected Juris Partnership (consortium) to design, build and manage the new Law Courts under the PPP arrangement.

Juris Partnership (Consortium)

A fully integrated consortium comprising Laing O'Rourke (Design and Construction), Macquarie Capital (Equity and Debt Provider) and Programmed (FM Services).

Juris successfully reached financial close with the ACT Government in December 2015. Juris' innovative D&C methodology provided significant benefits to the Territory's original reference design, including increasing preservation of heritage features, and enabling the judiciary and other courts to remain in situ during construction.

A complex project

The ACT Courts PPP challenged the consortium to develop innovative integrated design and commercial solutions to holistically address changing needs through a 50 year building life. The project required the consortium to consider whole-of-life, value for money solutions, while enabling the Territory's vision to be fully realised, including sustainable energy saving techniques, green power generation, the use of low maintenance self-cleaning materials, flexible building management, and IT and security systems enabling an easy interface with the existing Magistrate's Court systems, also scalable to deal with future expansion requirements.

Programmed played a key role in the design and construction (D&C) stages of the project by ensuring that the FM solutions were tailored to purpose, and included incorporation of operational efficiencies, technology management, and sustainability aspects. Programmed also ensured that considerable lessons learned through previous court-focused service lines projects were incorporated into their offerings, ensuring their experience in physical and electronic security, health and safety management of court detainees, staff and visitors, management of sensitive assets, and rapid service response times were captured.

A staged project

Since 2016 Programmed has delivered interim services to the existing Magistrates Court and the Supreme Court Buildings - both hard and soft services. The scope of the interim services included planned maintenance on all hard FM assets, and all reactive maintenance. Stage 1 of the new build was completed in late 2018 and Programmed commenced Full Service Provision. The interior of the Supreme Court building (Stage 2) is currently excluded while it undergoes an extensive refurbishment.

Programmed's role in the PPP

Programmed is the facilities and asset management partner of the consortium for the duration of the 25 year contract term.

In the early stages of the project Programmed ensured that FM solutions were tailored and included operational efficiencies, technology management, and sustainability aspects.

Since 2016 Programmed has delivered Interim Services to the existing facility and Supreme Court Building - both hard and soft services. Stage 1 of the new build was completed in late 2018 and Programmed commenced servicing the new site. Stage 2 will result in Programmed commencing Full Service Provision to the entire precinct

Scope of Services - approximately 11,000 Assets

Programmed provides Asset Management Services including lifecycle replacement on the existing and new asset base for the contract term. Maintenance of the existing sites also takes the heritage of the original building into consideration.

The Courts have new state-of-the-art audio-visual technology in place for recording and transcription, video recording and remote conferencing that is being provided and maintained by

Programmed Electrical Technologies. Services include:

- ▶ Emergency Maintenance
- ▶ Reactive Maintenance
- ▶ Planned Preventative Maintenance
- ▶ Capital Works and Refurbishment services
- ▶ Cleaning Services
- ▶ Waste Management and Disposal Services
- ▶ Grounds and Garden Maintenance Services
- ▶ Pest Control
- ▶ Mail Room Services
- ▶ Utility Management Services
- ▶ Helpdesk Services
- ▶ Security Services (excluding custodial)
- ▶ Recording and Transcription Services
- ▶ Event Coordination and Support.

Opening ceremony

The ACT Law Courts facility was officially opened in a traditional Indigenous smoking ceremony on 15 October 2018. The ceremony marked the first day of sitting in the new Courts.

