

Regional Centre for Teaching, Trauma and Tertiary Care
Optimism Bias - Upper Bound Calculation. Reviewed September 2014

Lowest % Upper Bound	13%
Mid %	40%
Upper %	76%
Actual % Upper Bound for this project	31%

Build complexity				
<i>Choose 1 category</i>				
		X		
Length of Build	< 2 years		0.50%	0
	2 to 4 years		1.00%	0
	Over 4 years	x	4.00%	4.00%
<i>Choose 1 category</i>				
Number of phases	1 or 2 Phases	x	0.50%	0.50%
	3 or 4 Phases		2.00%	0
	More than 4 Phases		5.00%	0
<i>Choose 1 Category</i>				
Number of sites involved (i.e. before and after change)	Single site	x	2.00%	2.00%
	2 Site		2.00%	0
	More than 2 site		5.00%	0

Location				
Green field	New build		3%	0
	Brown Field	New Build	8%	0
Existing site	New Build	x	5%	5.00%
	<i>or</i>			
	Less than 15% refurb		6%	0
	15% - 50% refurb		10%	0
	Over 50% refurb		15%	0

Scope of scheme				
<i>Choose 1 category</i>				
Facilities Management	Hard FM only	x	0.00%	0.00%
	TUPE whole service		2.00%	0
	RoE whole service		2.00%	0
<i>Choose 1 category</i>				
Equipment	Group 1 & 2 only	x	0.50%	0.50%
	major Medical equipment		1.50%	0
	All equipment included		5.00%	0
<i>Choose 1 category</i>				
IT	No IT implications		0.00%	0
	Infrastructure	x	1.50%	1.50%
	Infrastructure & systems		5.00%	0
<i>Choose more than 1 category if applicable</i>				
External Stakeholders	Local NHS economy (e.g. DGH)		1.00%	0
	Wider NHS economy (e.g. teaching DGH)	x	2.00%	2.00%
	NHS/Universities/Private/Vol sector		5.00%	0

Service changes - relates to service delivery e.g NSF's				
Stable environment, i.e. no change to service			5%	0
Identified changes not quantified	x		10%	10.00%
Longer time frame service changes			20%	0

Gateway				
<i>Choose 1 category</i>				
RPA Score	Low		0%	0
	Medium	x	5%	5.00%
	High		10%	0

Actual % Upper Bound for this project	30.50%
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Mitigated % for this project	1.37%
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Contributory Factor to Upper Bound	% Factor Contributes	Project at FBC	Evidence for Mitigation
Progress with Planning Approval	4	0	Full Planning Consent in place and released end March 2012.
Other Regulatory	4	1	No issues, some discussions still required. Due to length of construction period some regulatory change maintained for Stages 2 and 3.
Depth of Surveying/Ground Information	3	1	Some key surveys undertaken, existing information on site is good, virgin chalk known from previous works on the site.
Detail of design	4	1	Good architectural, MEP and structural information. Energy is use and WLC undertaken.
Innovative project/design	3	0	No innovative design, helipad on TKT simplifies the new build. Energy in use and WLC studies undertaken.
Design Complexity	4	0	Site to the front is fairly open, access issues and interfaces have been considered and resolved (eg Cancer Centre, MRI, red line drawing and service road).
Likely Variations from Standard Contract	2	0	Standard P21 contracts will be used.
Design Team Capabilities	3	0	Team has previous experience of major health schemes and working with Trust and on the Royal Sussex County Hospital site.
Contractors Capabilities	2	0	Laing O'Rourke selected from the pre-approved P21 framework. Experience of major health buildings on existing sites.
Contractor Involvement	2	0	Laing O'Rourke have been involved since the SOC so have several years of involvement with this scheme.
Client capability and capacity	6	0	Experience of previous major development and delivery of many schemes. Duane Passman appointed by the Trust and has a wealth of major healthcare project experience.
Robustness of Output Specification	25	1	Functional content agreed, user group forums effectively progressing with most layouts signed off. Latest adjustments from the planning process taken on board.
Involvement of Stakeholders	5	0	Workshops undertaken, presentations given, articles in Argus and open forum discussions.
Stakeholders agree to Output Specification	5	0	Involved in the development of service models and benefits appraisal workshops. User group process effectively progressed with sign off for most areas.
New service or traditional	3	0	Reprovision of existing service
Local community consent	3	0	Public consultation undertaken, local public consultation undertaken. CABE, English Heritage and planning comments incorporated. Regular meetings are held with local residents
Stable policy environment	20	0.5	Next election to be held in May 2015. There is continued liaison between the Trust and local government, DoH and TDA.
Likely competition in the market	2	0	No competition, strategic reorganisation agreed through the consultation process.
TOTAL	100	4.5	