Project and Client Description

Could you please provide the following details about the project which you have chosen to consider.
(Note: Do not disclose any information that must, or you would prefer to, remain confidential)

**Project Details:**

Project Name: GATWICK AIRPORT LOUNGE

Project Type: AIRPORT LOUNGE FITTING OUT

Approx. date of completion: MAY 98

Project Size: VALUE CIRCA £1M

Project Status (e.g. one-off, one of a series, etc.): ONE-OFF

Site (e.g. green field, already developed, etc.): SUCH IS LOCATED OR BEING CONSIDERED

Location (city centre, remote, etc.): AIRPORT - OUT OF TOWN

Relative level of project complexity (i.e. High, Med, Low): MEDIUM

Brief description of any noteworthy project complexities (e.g. risks, construction constraints, innovative design, etc.):

- INNOVATIVE DESIGN
- HIGH SECURITY REQUIREMENTS

**Client Details:**

Client Name/Type:

Client's in-house resources: IN-HOUSE INTERIOR DESIGNER WHO EFFECTIVELY PROJECT MANAGE

Brief description of client's relevant experience: HAVE BUILT OUT SIMILAR LOUNGE - HIGH PROFIT CLIENT - JUST NOT LARGE DEVELOPER

Relative level of client's quality requirements (i.e. High, Med, Low): HIGH

Brief description of client's main quality requirements (e.g. functional, aesthetic, serviceable, etc.):

FUNCTIONAL

AESTHETIC

Brief description of the client's flexibility requirements (i.e. is the client's specification for the project complete or does the client wish to/need to make changes at a later stage?):

BRIEF UNABLE TO BE FIXED AT TIME OF TENDER
Contract Strategy 1

Please describe Contract Strategy 1:

Organisational Structure (e.g. Traditional, Design-Build, Management Contract, etc.):

Type of Tender Process (e.g. competitive 2-stage, negotiated, etc.):

Basis of Tender (e.g. full BoQ, drawings and specification, etc.):

Pricing Mechanism (e.g. fixed lump sum price, fixed re-measure price, G.M.P. (re-measure) with cost savings/overruns shared equally)

Major Risk allocation (e.g. client retains risk of unforeseen adverse ground conditions)

Any noteworthy details about the potential parties who could be employed under this contract strategy (e.g. designer's or contractor's local knowledge, market knowledge, experience, financial capacity, etc.)?

Please estimate the cost and time elements for Contract Strategy 1:

<table>
<thead>
<tr>
<th>Project Element</th>
<th>COST ESTIMATE (£K)</th>
<th>TIME ESTIMATE (weeks)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min.</td>
<td>Most likely</td>
</tr>
<tr>
<td>Design</td>
<td>13</td>
<td>15</td>
</tr>
<tr>
<td>Tender process</td>
<td>42</td>
<td>63</td>
</tr>
<tr>
<td>Transaction costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>09</td>
<td>12</td>
</tr>
</tbody>
</table>

Contractor's mark-up

Note: if the pricing mechanism is a:
- % fee type please estimate a minimum, maximum and most likely % fee value.
- fixed fee type (e.g. cost plus fixed fee) please estimate a minimum, maximum and most likely fixed fee value.
- fixed total price (e.g. fixed lump sum price, fixed re-measured price) please estimate a minimum, maximum and most likely total price.
- target cost type please estimate the relevant parameters (e.g. for a G.M.P. where any cost savings or overruns are shared equally please estimate a minimum, maximum and most likely G.M.P.)

<table>
<thead>
<tr>
<th>Price parameter</th>
<th>Min.</th>
<th>Most likely</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
<td>5</td>
<td>7</td>
</tr>
</tbody>
</table>

Project Schedule

Please draw the project schedule for this contract strategy on the reverse side of this sheet. You can include as much detail as you feel necessary, but it must at least include the 3 main project activities (i.e. tender, design and construction process). Please use the most likely duration estimates as the duration of these activities.
Please calibrate the Time scale.

Time (weeks)

Example:
- Activity X
- Activity Y
- Completed: 60% of X is
- Cannot finish until
- ...
Contract Strategy 2

Please describe Contract Strategy 2:

Organisational Structure (e.g. Traditional, Design-Build, Management Contract, etc.):

Type of Tender Process (e.g. competitive 2-stage, negotiated, etc.):

Basis of Tender (e.g. full BoQ, drawings and specification, etc.):

Pricing Mechanism (e.g. fixed lump sum price, fixed re-measure price, G.M.P. (re-measure) with cost savings/overruns shared equally)

Major Risk allocation (if appropriate)

Any noteworthy details about the potential parties who could be employed under this contract strategy (e.g. designer's or contractor's local knowledge, market knowledge, experience, financial capacity, etc.)?

Please estimate the cost and time elements for Contract Strategy 2:

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<th>COST ESTIMATE (£k)</th>
<th>TIME ESTIMATE (weeks)</th>
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<tr>
<td>Design</td>
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<td>15</td>
</tr>
<tr>
<td>Tender process</td>
<td>21</td>
<td>15</td>
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<tr>
<td>Transaction costs</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Construction</td>
<td>0.9</td>
<td>10</td>
</tr>
</tbody>
</table>

Contractor's mark-up

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- % fee type please estimate a minimum, maximum and most likely % fee value.
- fixed fee type (e.g. cost plus fixed fee) please estimate a minimum, maximum and most likely fixed fee value.
- fixed total price (e.g. fixed lump sum price, fixed re-measured price) please estimate a minimum, maximum and most likely total price.
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Where necessary, please annotate links between activities

Example

Y cannot start until 60% of X is completed

Y cannot finish until 5wks after X has finished

Time (weeks)

Please calibrate the Time scale