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: L nanny Centre Footbridge.
- Project Type: Lift-Bridge.
- Project Size: 4.5m
- Project Status (e.g. one-off, one of a series, etc.): One-off.
- Site (e.g. green field, already developed, etc.): Brown-field site. (Salford Quays)
- Location (city centre, remote, etc.): City Centre.
- Relative level of project complexity (i.e. High, Med, Low): High.

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

1. Result of a design competition – Architecturally complex
2. Complex – M&E (ultramodern)
4. Reuse – Water on site. Parking necessary
5. Client had limited funds at £4.5m. Now Risk transferred to Contractor.

**Client Details:**

- Client Name/Type: Lanny Trust
- Client’s in-house resources: In-house engineer. Q-I.

Brief description of client’s relevant experience: Limited (Committee member).

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.):


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?):

Not applicable. Specification – Fixed and not changed.
**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.)?

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**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>-5%</td>
<td>200,000</td>
</tr>
<tr>
<td>Tender process</td>
<td>10,000</td>
<td>N/A</td>
</tr>
<tr>
<td>Transaction costs</td>
<td>10,000</td>
<td>N/A</td>
</tr>
<tr>
<td>Construction</td>
<td>-5%</td>
<td>5,000</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>Profit, Risk</td>
<td>-5%</td>
<td>20%</td>
<td>+20%</td>
</tr>
<tr>
<td>Overheads, Manage</td>
<td></td>
<td></td>
<td></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

When necessary, please annotate links between activities
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:

<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></td>
<td>Min.</td>
<td>Most likely</td>
</tr>
<tr>
<td><strong>Design</strong></td>
<td>-5%</td>
<td>£250,000</td>
</tr>
<tr>
<td></td>
<td>-5%</td>
<td>6 months</td>
</tr>
<tr>
<td><strong>Tender process</strong></td>
<td>-5%</td>
<td>£500,000</td>
</tr>
<tr>
<td></td>
<td>-5%</td>
<td>1 month</td>
</tr>
<tr>
<td><strong>Transaction costs</strong></td>
<td></td>
<td>£20,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Construction</strong></td>
<td></td>
<td>£4.5m</td>
</tr>
</tbody>
</table>

Contractor's mark-up

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<table>
<thead>
<tr>
<th>Price parameter</th>
<th>Min.</th>
<th>Most likely</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Take on more risk</td>
<td></td>
<td>30%</td>
<td></td>
</tr>
<tr>
<td>Management insulted</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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Please calibrate the Time scale

Time (weeks)

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Activity X

Y cannot start until Activity X is finished

Y cannot finish until Activity X is completed

Example

Where necessary, please annote links between activities.