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: LEARNING RESOURCE CENTRE
Project Type: 
Approx. date of completion: MARCH 1997
Project Size: C 6 M
Project Status (e.g. one-off, one of a series, etc.): ONE-OFF
Site (e.g. green field, already developed, etc.): BROWN FIELD
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.):

INNOVATIVE DESIGN
DIFFICULT ACCESS

Client Details:

Client Name/Type: UNIVERSITY
Client's in-house resources: PROJECT MANAGEMENT

Brief description of client's relevant experience: Estate Management.

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?):

CLIENT'S SPEC. WAS COMPLETE.
Contract Strategy 1

Please describe Contract Strategy 1:

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

- Traditional

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

- Single stage competitive

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

- BoQ - Firm design.

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

- Lump sum

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.)?

- Design based on knowledge of previous experience of similar projects

(Chosen by client following OSEC notice)

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>400K</td>
<td>720K</td>
</tr>
<tr>
<td>Tender process</td>
<td>50K</td>
<td>60K</td>
</tr>
<tr>
<td>Transaction costs</td>
<td>8SM</td>
<td>6SM</td>
</tr>
<tr>
<td>Construction</td>
<td>6SM</td>
<td>6SM</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>0%</td>
<td>5%</td>
<td>75%</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 (weeks).

Example:
Where necessary, please annotate links between activities.

Activity X
Completed
60% of Y is
cannot finish until

Activity Y
Inhibited
Swaps after X has
finished

Lead time = Flow distance
more
Contract Strategy 2

Please describe Contract Strategy 2:

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

Management Control

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

Competitive (EC Journal)

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

Management Fees + Preliminaries

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

JCT '87 Contract

Major Risk allocation (if appropriate)

All on client

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.)?

As Strategy 1

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>Design</td>
<td>400K</td>
<td></td>
</tr>
<tr>
<td>Tender process</td>
<td>100K</td>
<td></td>
</tr>
<tr>
<td>Transaction costs</td>
<td>60K</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>£66K</td>
<td></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>0.75%</td>
<td>1%</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

(Fixed)

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)-

Activity X cannot start until Y has finished.
Y cannot finish until Activity X is completed.

Example:

Where necessary, please annotate links between activities.

Activity

Time  =  12 weeks

Week 12

Week 60

Week 52