

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 08
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.): SHELL IN PHASE OF BEING DEVELOPED
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 ON LIFE SECURITY REQUIREMENT

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 ONE SIMILAR LOUNGE - HIGH PROFILE CLIENT - BUT 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 WOULD 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.):

TRADITIONAL

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

2 STAGE NEGOTIATED

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

FIRST STAGE - PRELIMS/ON & P

SECOND STAGE - DRAWINGS & SPEC

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

FIXED 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.)?

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

Project Element (for definitions see page 1)	COST ESTIMATE (£K)			TIME ESTIMATE (weeks)		
	Min.	Most likely	Max.	Min.	Most likely	Max.
Design	13	15	17	8	10	13
Tender process	4.2	6.3	8.4	4	6	8
* Transaction costs				N/A	N/A	N/A
Construction	0.9	1.1	1.2	12	14	20

(First stage only)

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.)

Price parameter	Min.	Most likely	Max.
	3	5	7

%

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.

ACTIVITY

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

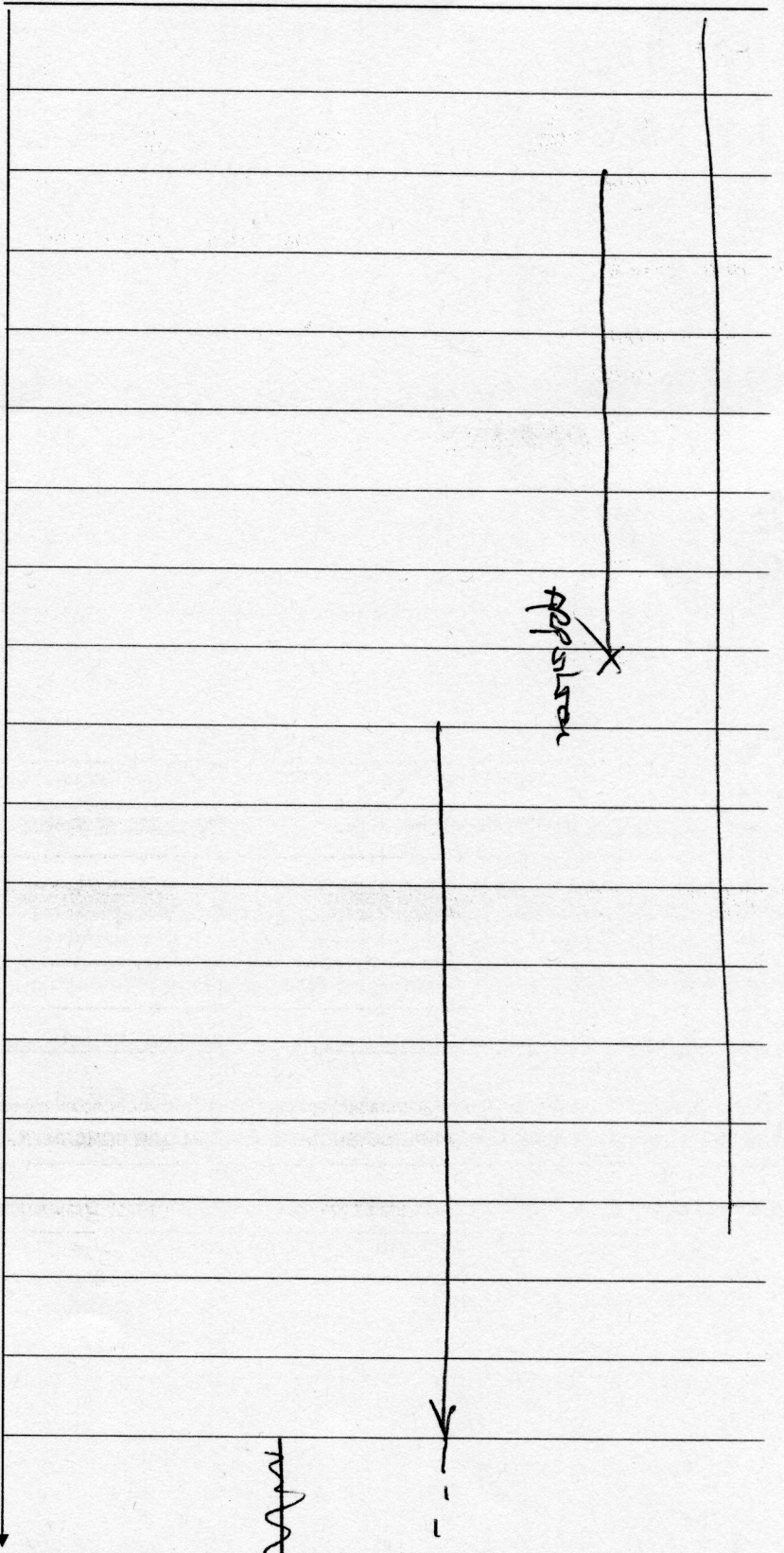
Review

Final report

Steam space

Research

Space and time

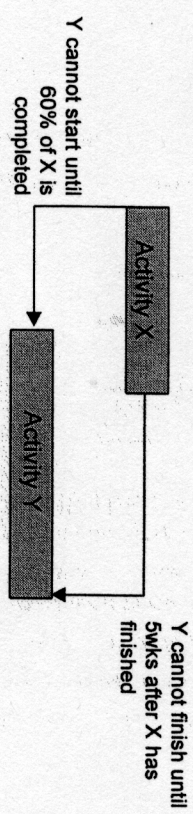


Time (weeks)

Please calibrate the Time scale

Where necessary, please annotate links between activities

Example



Contract Strategy 2

Please describe Contract Strategy 2:

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.):

full BoQ

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

fixed lump sum.

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:

Project Element (for definitions see page 1)	COST ESTIMATE (£K)			TIME ESTIMATE (weeks)		
	Min.	Most likely	Max.	Min.	Most likely	Max.
Design	13	15	17	8	10	13
Tender process	11	13	14	10	12	14
Transaction costs				N/A	N/A	N/A
Construction	0.9m	1m	1.2m	12	14	20

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.)

Price parameter	Min.	Most likely	Max.

Project Schedule

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ACTIVITY

DESIGN

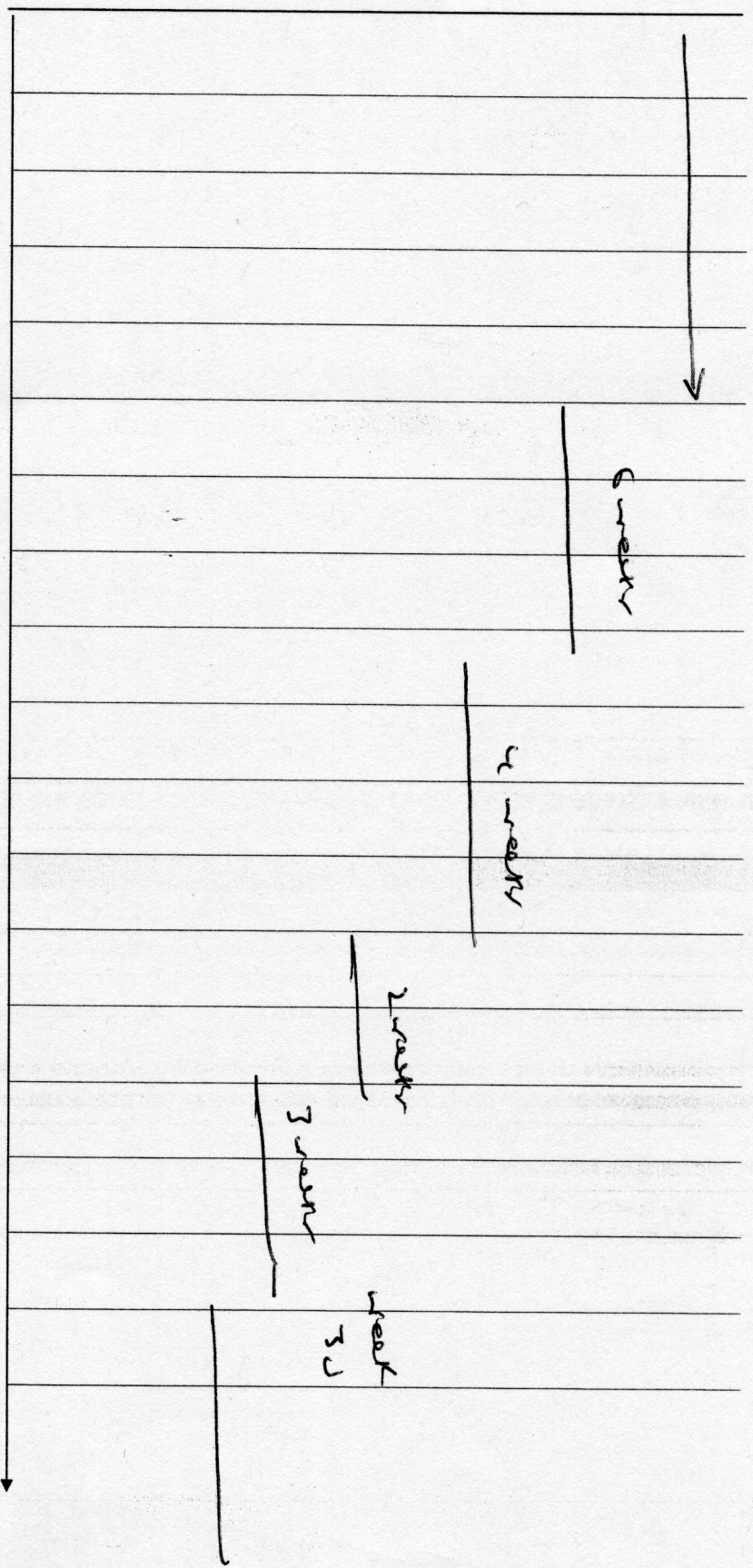
BA

TRANS

ANALYSIS

MANAGEMENT

START DATE



Time (weeks)

Please calibrate the Time scale

Where necessary, please annotate links between activities

Example

