

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: Courts Retail Unit.

Project Type: 30,000ft² retail store.

Approx. date of completion: October 1997.

Project Size: £1 million. (30,000ft²)

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

Site (e.g. green field, already developed, etc.): Green field.

Location (city centre, remote, etc.): City Centre (Urban)

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.):

Enabling works required to ensure stability of cliff face (50m high) and embankment surrounding the site.

Client Details:

Client Name/Type: Developer / Site owner

Client's in-house resources: None

Brief description of client's relevant experience: Previously constructed similar unit adjacent to the scheme 10 years ago

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

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

Functional

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?):

largely complete based upon end-user Specification.

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.):

Competitive

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

B. o. Q.

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)

Re-measurement of varied elements

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.)?

Contractors local knowledge, and financial capacity.

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	£30K	£40K	£50K	8	10	12
Tender process	£15K	£20K	£25K	6	8	10
Transaction costs	£100K	£100K	£100K	N/A	N/A	N/A
Construction	£1 million	£1.05m.	£1.1mill.	30	35	40

Contractor's mark-up

Note: if the pricing mechanism is a:

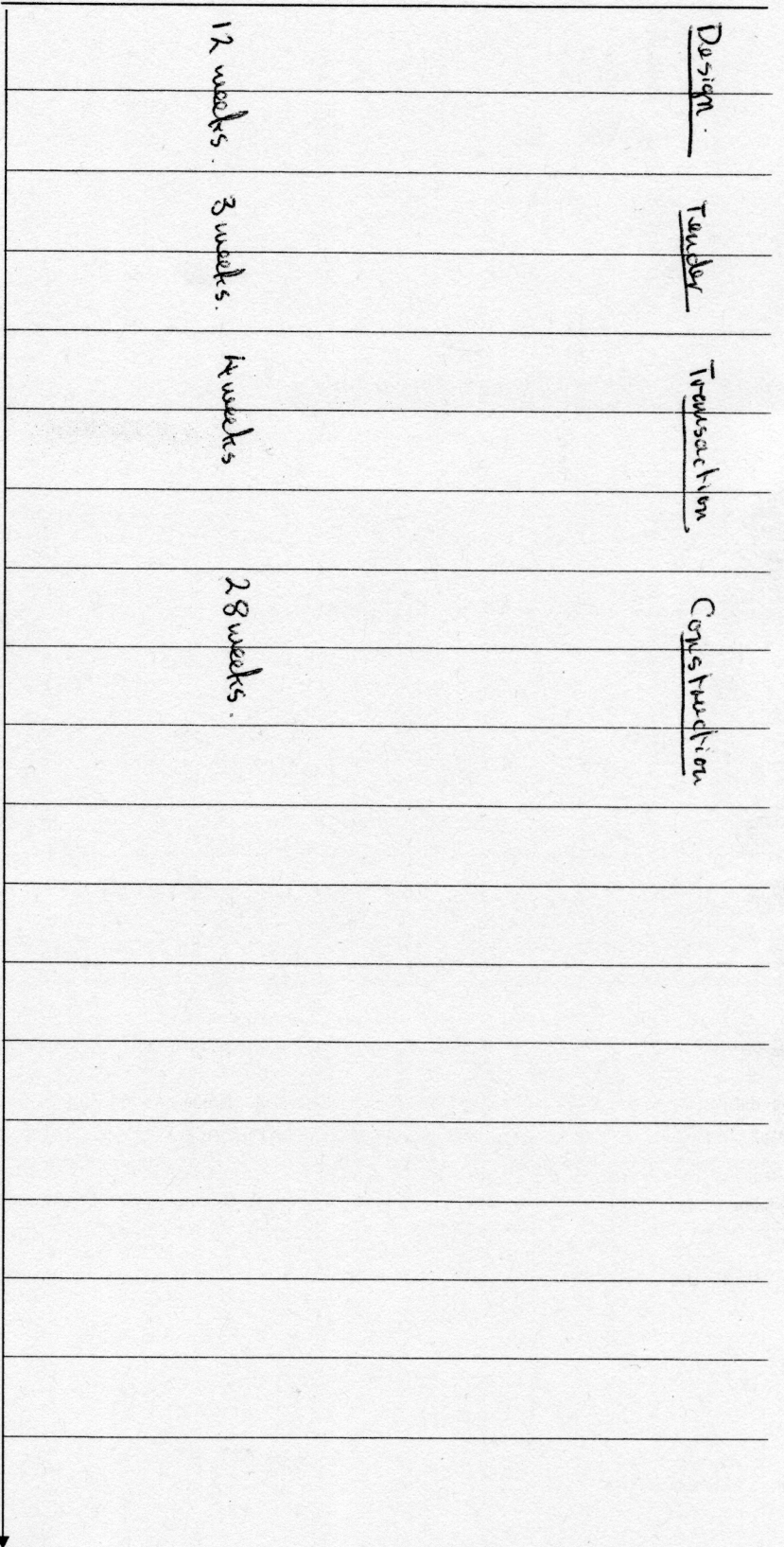
- % fee type please estimate a minimum, maximum and most likely % fee value.
- fixed fee type (e.g. cost plus fixed fee) please estimate a minimum, maximum and most likely fixed fee value.
- fixed total price (e.g. fixed lump sum price, fixed re-measured price) please estimate a minimum, maximum and 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.
<i>lump sum</i>	<i>5%</i>	<i>10%</i>	<i>15%</i>

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

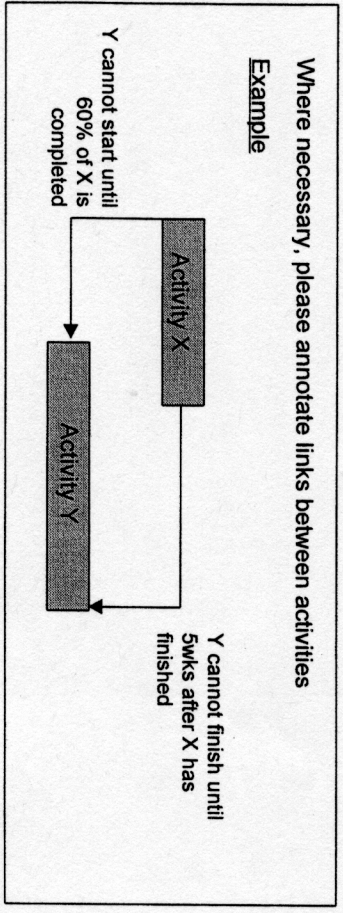


Time (weeks)

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.):

Design and Build

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

Competitive

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

Drawings and Employers Requirements

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 (if appropriate)

with contractor

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.)?

Contractor's local knowledge

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	£5K	£15K	£30K	8	10	12
Tender process	£15K	£20K	£25K	6	8	10
Transaction costs	£100K	£100K	£100K	N/A	N/A	N/A
Construction	£1.1 million	£1.15m.	£1.2 million	30	35	40

Contractor's mark-up

Note: if the pricing mechanism is a:

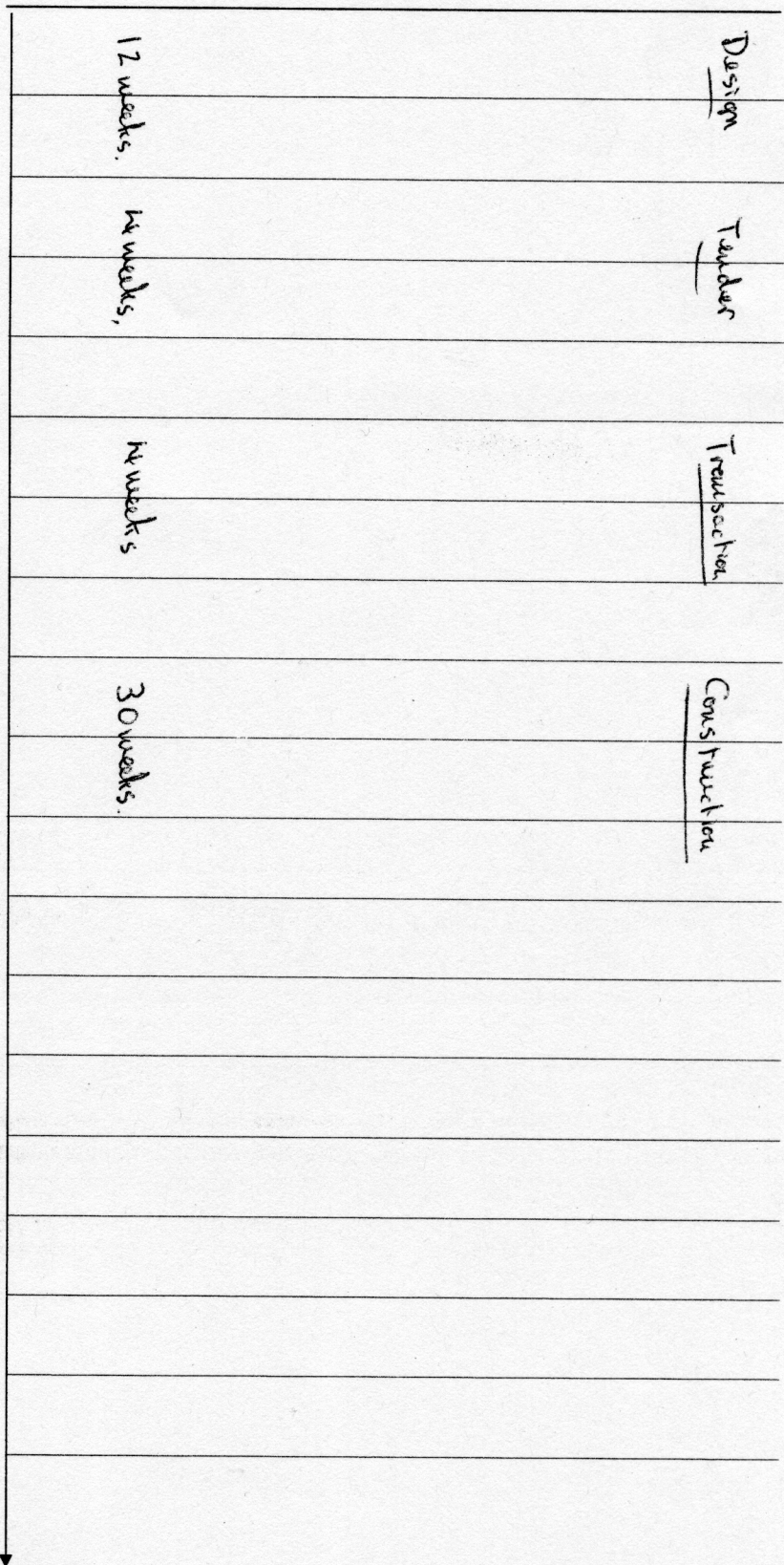
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- target cost type please estimate the relevant parameters (e.g. for a G.M.P. where any cost savings or overruns are shared equally please estimate a minimum, maximum and most likely G.M.P.)

Price parameter	Min.	Most likely	Max.
<i>lump sum</i>	<i>10%</i>	<i>15%</i>	<i>20%</i>

Project Schedule

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ACTIVITY

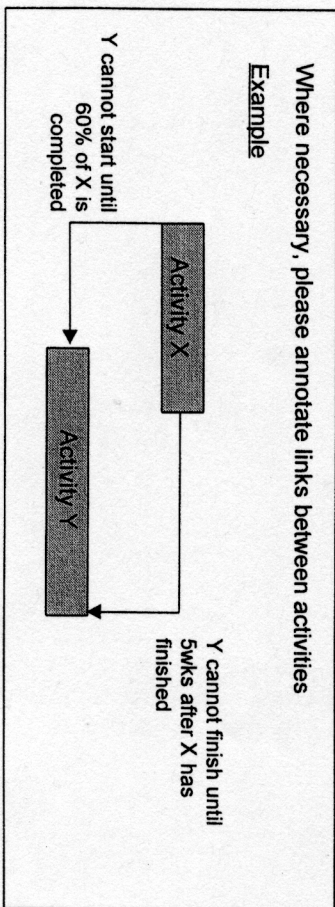


Time (weeks)

Please calibrate the Time scale

Where necessary, please annotate links between activities

Example



Contract Strategy 3

Please describe Contract Strategy 3:

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

Management Contract

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

Negotiated

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

Drawings and Specification

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)

With Management Contractor

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.)?

Financial Capacity

Please estimate the cost and time elements for Contract Strategy 3:

Project Element (for definitions see page 1)	COST ESTIMATE (£K)			TIME ESTIMATE (weeks)		
	Min.	Most likely	Max.	Min.	Most likely	Max.
Design	£ 5K	£ 15K	£ 20K	2	8	12
Tender process	£ 15K	£ 20K	£ 25K	3	6	10
Transaction costs	£ 100K	£ 100K	£ 100K	N/A	N/A	N/A
Construction	£ 1.2m	£ 1.25m	£ 1.30m	28	30	32

Contractor's mark-up

Note: if the pricing mechanism is a:

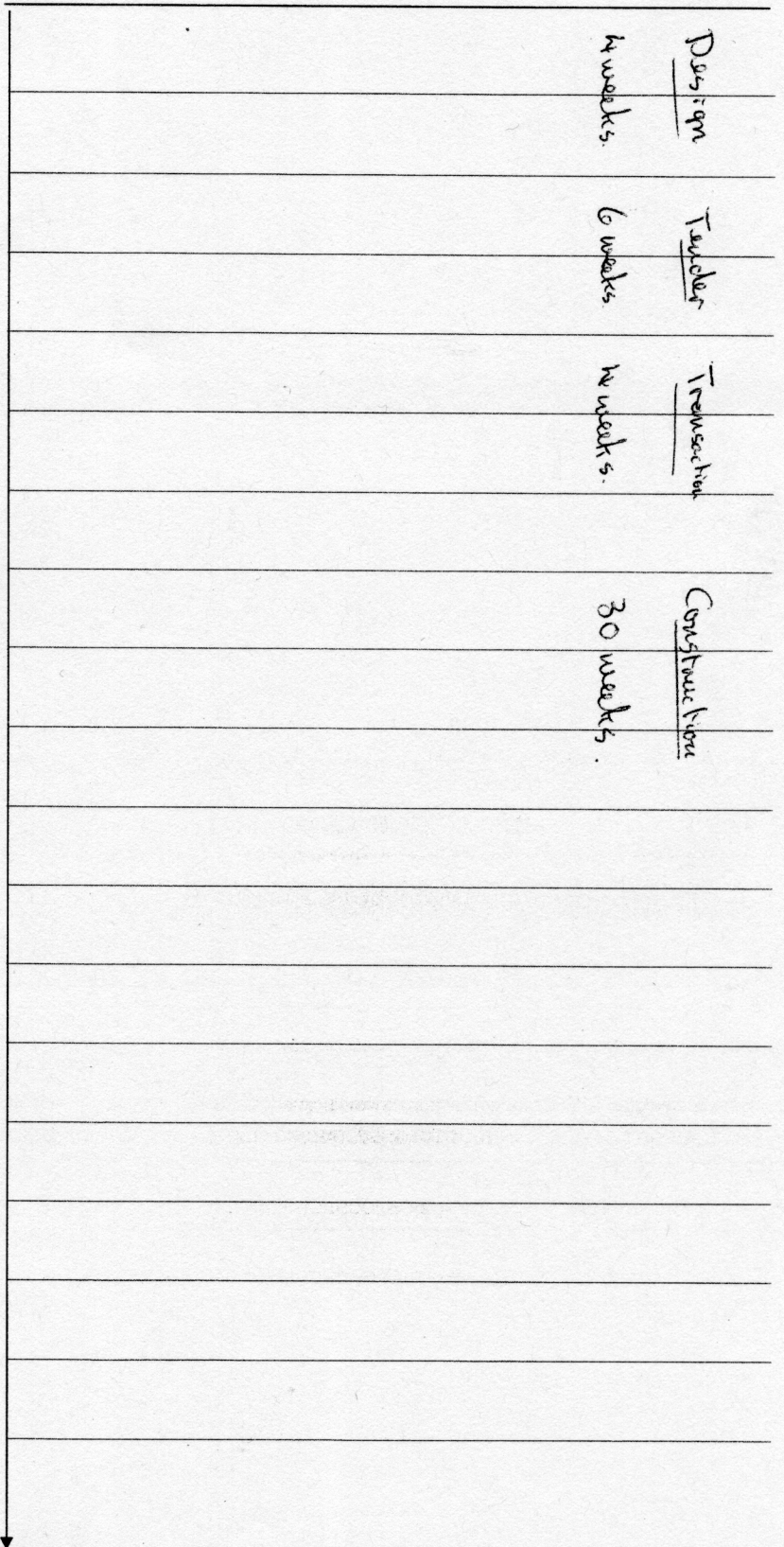
- % fee type please estimate a minimum, maximum and most likely % fee value.
- fixed fee type (e.g. cost plus fixed fee) please estimate a minimum, maximum and most likely fixed fee value.
- fixed total price (e.g. fixed lump sum price, fixed re-measured price) please estimate a minimum, maximum and 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.
lump sum + fee	10%	20%	30%

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



Design
4 weeks

Teacher
6 weeks

Instruction
11 weeks

Constraint from
30 weeks

Time (weeks)

Please calibrate the Time scale

Where necessary, please annotate links between activities

Example

