

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: Lenny Centre Footbridge.
Project Type: Lift-Bridge.
Approx. date of completion: October 1998.
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. (Selford Quay)
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 (Multidisciplinary)
3) Complex - Existing Wharf built in 1920.
4) Risk - UXB on site. probing necessary
5) Client had limited funds at £4.5m (Risk transferred to Contractor.

Client Details:

Client Name/Type: Lenny Trust
Client's in-house resources: De Lane Engineer, Q.S.,
Brief description of client's relevant experience: Limited (Committee members)
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 + Maintenance (whole life costs acceptable)
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.):

Traditional.

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

Competitive.

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

BoQ + 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 re-measurable on quantities

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

Client retaining risk.

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.)?

list of capable contractors in bridgework.

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	-5%	200,000	+20%	-5	3 months	+20%
Tender process		30,000			2 months	
Transaction costs		10,000		N/A	N/A	N/A
Construction	-5%	£50m	+20%	-5	10 years	+20%

Contractor's mark-up

Note: if the pricing mechanism is a:

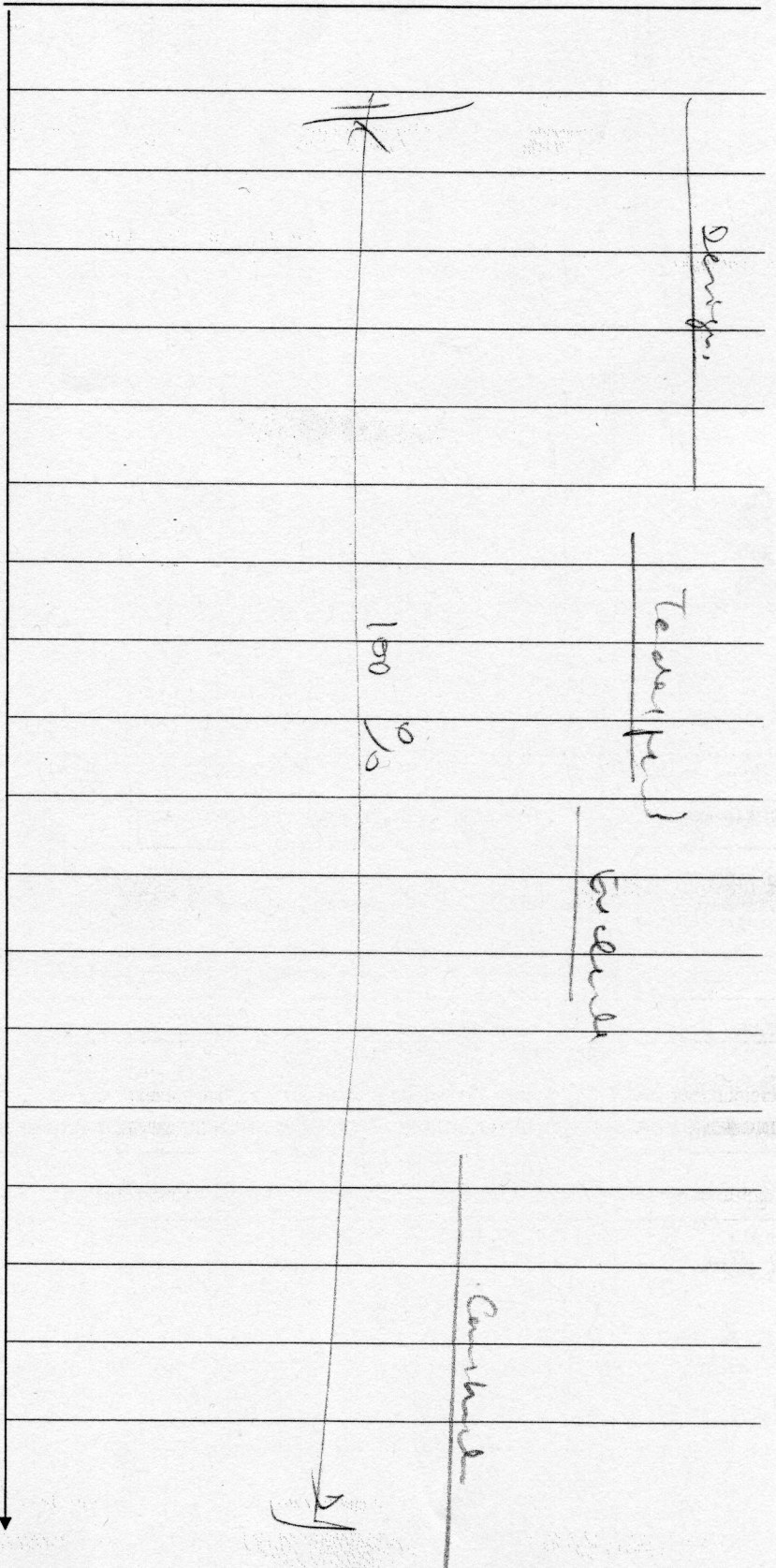
- % fee type please estimate a minimum, maximum and most likely % fee value.
- fixed fee type (e.g. cost plus fixed fee) please estimate a minimum, maximum and most likely fixed fee value.
- fixed total price (e.g. fixed lump sum price, fixed re-measured price) please estimate a minimum, maximum and 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.
<i>Profit, Risk</i>	<i>-5%</i>	<i>20%</i>	<i>+20%</i>
<i>overheads, Management</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

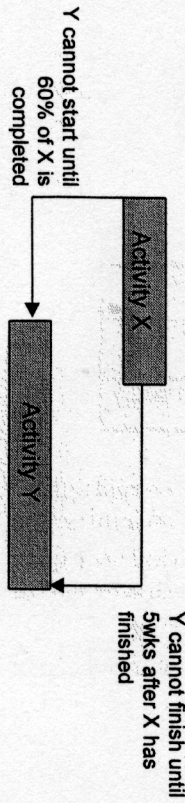


Time (weeks)

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.):

Fixed Price.

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

'Open-Book' - Negotiated.

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

Developing Design by G.M.P. £4.5m 60% design complete.

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 fixed.

Major Risk allocation (if appropriate)

Client risk taken on by contractor client no risk.

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 input into design process to drive down cost to within budget of £4.5m.

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	-5%	£250,000	+20%	-5%	6 months	+20
Tender process	-5%	£5,000	+20%	-5	1 month	+20
Transaction costs		£20,000		N/A	N/A	N/A
Construction	£	4.5m			0.95 years	

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.)

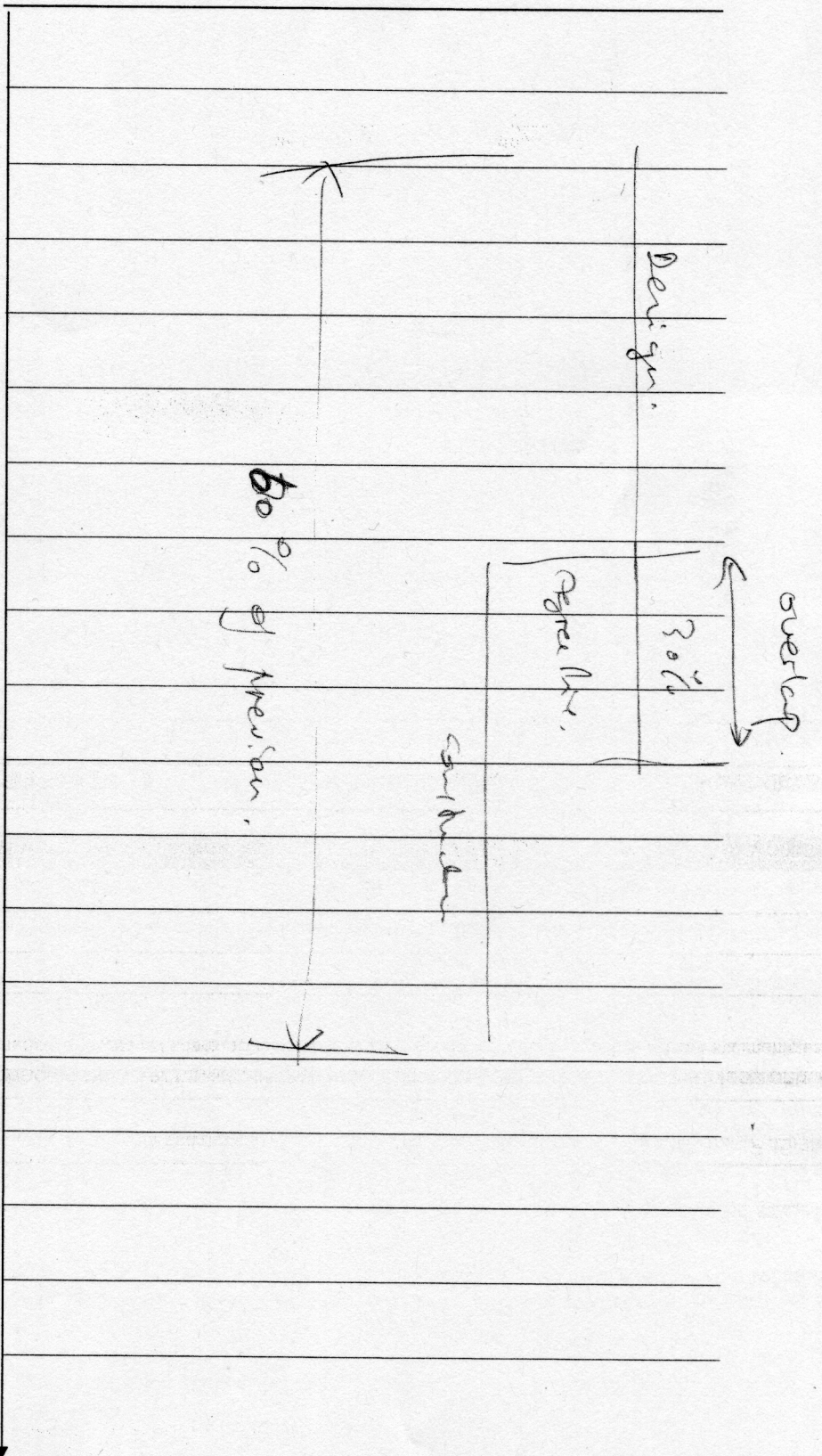
Price parameter	Min.	Most likely	Max.
<i>taken on more Risk.</i>		30%	
<i>+Management involved</i>			

reconstruction.

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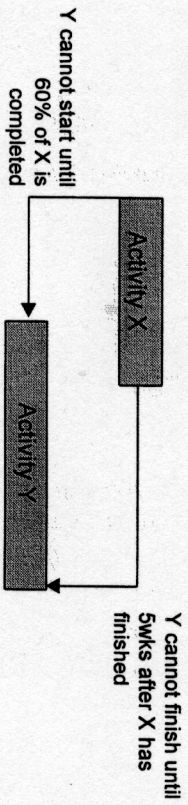
ACTIVITY



Time (weeks)

Where necessary, please annotate links between activities

Example



Please calibrate the Time scale