



Most appropriate procurement strategy should be determined by the client's requirements with regard to:

- COST** → Economy
→ Certainty
- PROGRAMME** → Most economic
→ Fastest
- QUALITY** → Securing

The client's objectives?

- COST**
 - Competitive / Most economic?
 - Certainty prior to contract/start on site?
- PROGRAMME (INDICATIVE DATES, TBC)**
 - Demos start June 16
 - Enabling works start Nov 16
 - Main contract start May 17
 - Completion Sept 18
- QUALITY**
 - High quality product

The extent of risk transfer for the main residential routes may be expressed as follows:-

Procurement Basis	Employer Risk	Contractor Risk	Comment
Design & Build (Single Stage)			Potential option for Parker House – See procurement option sheet
Design & Build (Two Stage)			
Traditional Lump Sum (Single Stage)			Rejected as programme to completion and start on site would be too long
Traditional Lump Sum (Two Stage)			Potential option for Parker House – See procurement option sheet
Construction Management (CM)			Rejected as lack of cost / programme certainty typically unacceptable to funders (to be confirmed)