

RISK ANALYSIS

RISK	Impact	Likelihood	Risk Rating	Comment / Action
Prebend Row works (inc. water feature)	H	M	3	Close liaison with Faber Maunsell
Bus stop delivery and installation	M	L	1	Bus shelters in Adshel depot. Close liaison with Adshel necessary (TB)
Gateway Pillars	L	H	2	Monitor and report cost increases
Tie -ins	L	M	1	Review and redesign if necessary
Prolonged bad weather	M	H	3	localised tenting and / or reprogramme
Contractor performance	H	L	2	Right people for right job - regularly review effectiveness of site resources
Structural strengthening to shop cellars	M	M	2	Review cellar conditions when found
Price rises	H	L	2	Advance ordering management
Archaeological Finds	H	L	2	Early trial holes and desktop survey
Uncharted services / damages (inc. trial investigations)	M	M	2	Early trial holes – regular review of radar survey.
Delays securing building owner agreements, especially wayleaves	L	H	2	Identify when agreements needed to meet programme. Chase up Estates as priority.
Quality of finished product not to DBC's expectations	M	M	2	Areas, signed off as work progresses. Close liaison with Supervisor and designer.
Stats - Placing of Orders (current order may not be enough)	M	M	2	Communication / Prompt action
Stats - Under performance	M	M	2	Close liaison with stats
Vandalism / theft	L	M	1	House keeping
Late delivery of materials	M	L	1	Regular contact with supplier and forward planning
Poor/unforeseen ground conditions	L	M	1	Early trial holes before each area is commenced
Uncharted drainage connections/pipes	L	M	1	Early trial holes – regular review of radar survey
3rd Party claims	L	L	1	Claims and client notification procedure in place. Routine trip hazard inspection with visible sign off sheet. Dedicated and maintained walkways and access ramps. Contact Hotline number prominently displayed. Weekly video record of site conditions.
Noise / dust complaints	L	L	1	Works to be carried out remotely in site compound wherever practicable. Limit night working.
Negative publicity	L	L	2	Advanced understanding of problems and notification of them. Liaison Manager appointed.
Asbestos in existing toilets	L	L	1	Investigations done
Gully connections to main by NWL	M	L	1	Close liaison with NWL

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Changes to DBC requirements	M	M	2	Screen all changes proposed and take forward only those that are absolutely necessary
Replacement of damaged hoardings	L	M	1	Look into providing robust hoardings
Additional paving storage costs	L	M	1	Look into options which minimise additional costs
Revised electrical works	M	M	2	Closely liaise with NEDL. DBC to make final decision - loop or direct feed?
Replace BT recessed covers	L	H	2	Liaise closely with BT and try to minimise change
Potential subcontractor claims	M	H	3	To liaise with GU and DBC Street Lighting
Sale of un-used stone (sandstone)	M	L	1	Liaise with Hardscape to obtain best price Look at alternative manufacturers and methods
Delays with lighting columns	L	M	1	Minimise cataloguing works
Cataloguing of steps and wall	L	L	1	
Additional prolongation	H	H	3	
Tipping costs	M	H	3	To re-assess Site investigations (removal of tiles and render) complete
Toilet block - rebuild of wall	M	M	2	
Cleaning	L	H	2	What is required?
Christmas events supervision	L	L	1	Identify what Birse minimum intervention will be needed
DBC internal costs	H	M	3	Closely monitor DBC budget and spend

OPPORTUNITY

Comment / Action

Finish early	Various proposals for amended works are being evaluated and are promising.
Delete bond	
Reduce construction constraints	
Resale of granite on Prebend row	
Review programme and mitigate delays	