# FORM
# RISK ASSESSMENT

A·GABRIELLI CONSTRUCTIONS

This form is to be used in conjunction with the relevant How to Manage Risk document, which will document how to undertake the appropriate assessment in accordance with the relevant risk matrix.

| BRIEF DESCRIPTION OF TASK / ACTIVITY |
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| Project involves the construction of a new building for the 1st Military Police Battalion |

| COST CONCERNS | LIKELIHOOD Low/Med/High (comments) | IMPACT Low/Med/High (comments) | MITIGATION STRATEGIES |
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| **Unexpected Material Price Increases** | Medium | High | **Fixed-price Contracts**: Negotiate fixed-price contracts with suppliers to lock in material costs for the duration of the project.<br><br>**Bulk Purchasing**: Purchase high-risk materials in advance or in bulk to avoid price increases during the project.<br><br>**Regular Market Monitoring**: Monitor material prices regularly and adjust procurement strategies based on market trends. |
| **Labor Shortages or Wage Increases** | Medium | Medium to high | **Pre-employment Contracts**: Secure contracts with key labour suppliers early in the project to ensure availability at agreed rates.<br><br>**Alternative Labor Sources**: Look for multiple sources of skilled Labour to avoid dependency on one group and reduce risk of shortages.<br><br>**Competitive Wage Packages**: Offer competitive wages or benefits to retain skilled labour and reduce turnover. |

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| **Design Changes During Construction** | Medium | Medium to High | **Clear Scope Definition**: Establish a well-defined scope of work at the beginning and ensure all stakeholders agree to it.<br><br>**Change Management Process**: Implement a formal change management process that includes thorough cost and schedule impact assessments for any requested changes.<br><br>**Design Restriction**: Restrict the design at a certain stage to prevent unnecessary changes once construction begins. |
| **Delays in Project Timeline** | Medium | High | **Realistic Scheduling**: Develop a detailed, realistic project schedule that includes buffers for unforeseen delays.<br><br>**Contingency Planning**: Build time into the schedule for unexpected issues, including weather or supply delays.<br><br>**Regular Monitoring and Reporting**: Track progress closely and take corrective actions early to minimise delays.<br><br>**Additional Resources**: Have the option to bring in additional resources if delays occur. |
| **Unforeseen Site Conditions** | Low to Medium | High | **Site Investigation**: Conduct thorough pre-construction site investigations, including soil testing and environmental assessments, to uncover any potential issues.<br><br>**Contingency for Site Conditions**: Set aside a portion of the budget specifically for unforeseen site conditions.<br><br>**Flexible Design**: Plan designs with some flexibility to adapt to unexpected conditions. |

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| **Regulatory Compliance and Permitting Costs** | Medium | Medium | **Early Engagement with Authorities**: Engage with local authorities early in the process to understand regulatory requirements and streamline the permitting process.<br><br>**Pre-emptive Permit Applications**: Submit permit applications well in advance to avoid delays.<br><br>**Compliance Budgeting**: Budget for additional regulatory requirements or compliance measures, including environmental standards. |
| **Logistics and Transportation Costs** | Medium | Medium | **Consolidate Shipments**: Consolidate shipments where possible to reduce transportation costs and optimise delivery schedules.<br><br>**Pre-plan Delivery Routes**: Plan delivery routes and schedules in advance to avoid delays and reduce transportation costs.<br><br>**Explore Local Suppliers**: Consider sourcing materials locally to reduce transportation costs and minimise delivery delays. |
| **Changes in Scope or Additions to the Project** | Low to Medium | High | **Change Control Procedures**: Implement strict change control procedures to manage scope creep and ensure that all changes are assessed for cost impact before approval.<br><br>**Clear Client Communication**: Maintain open and frequent communication with clients to ensure expectations are aligned throughout the project. |

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| | | | **Scope Freeze**: Restrict the scope after a certain milestone, especially during critical phases of construction. |
| **Project Management and Overhead Costs** | Low to Medium | Medium | **Efficient Project Management**: Implement a project management system to track all activities, expenses, and timelines, ensuring efficient resource allocation.<br><br>**Lean Project Management**: Adopt lean management practices to reduce waste and ensure that overhead costs are minimised.<br><br>**Outsource Non-Core Activities**: Consider outsourcing non-core project management activities to reduce overhead costs. |