

# Construction Risk Management: Preparing your Next Development



white + burke  
**VERMONT  
DEVELOPMENT  
CONFERENCE**

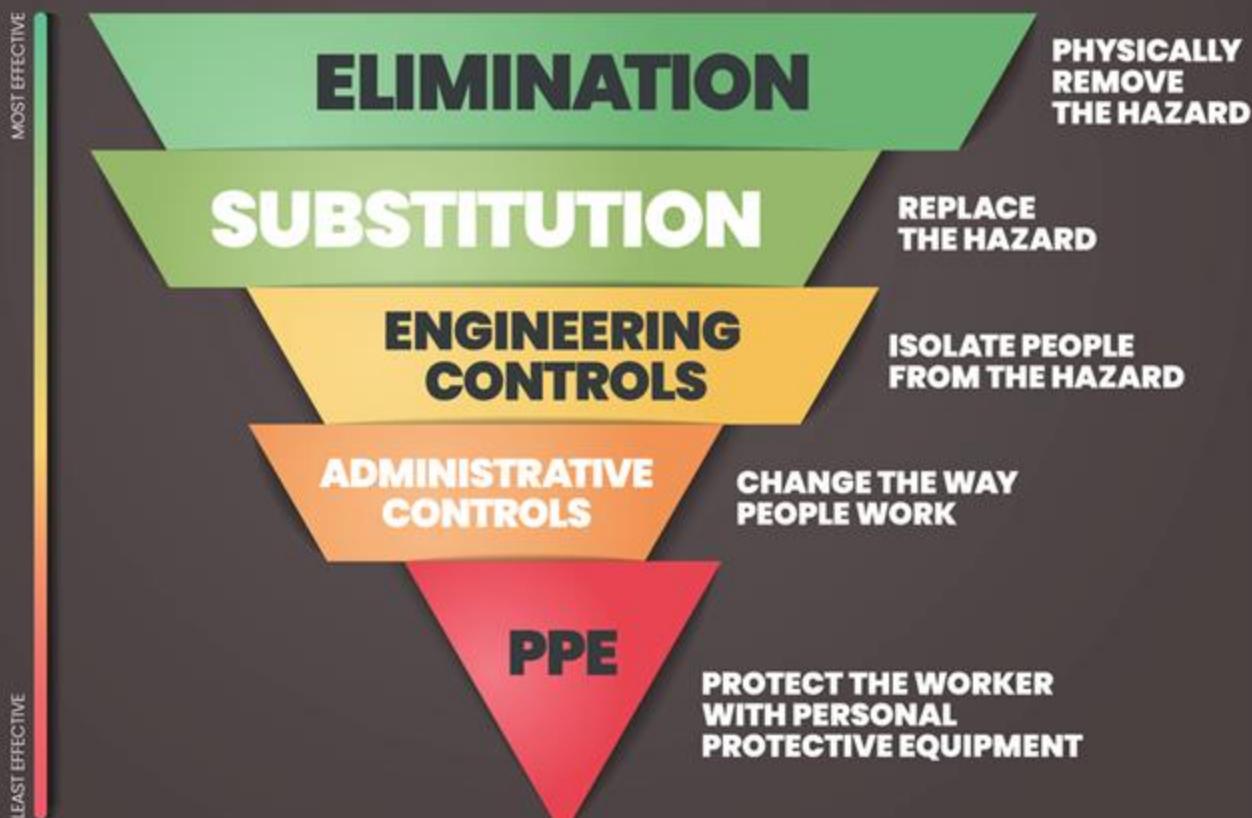






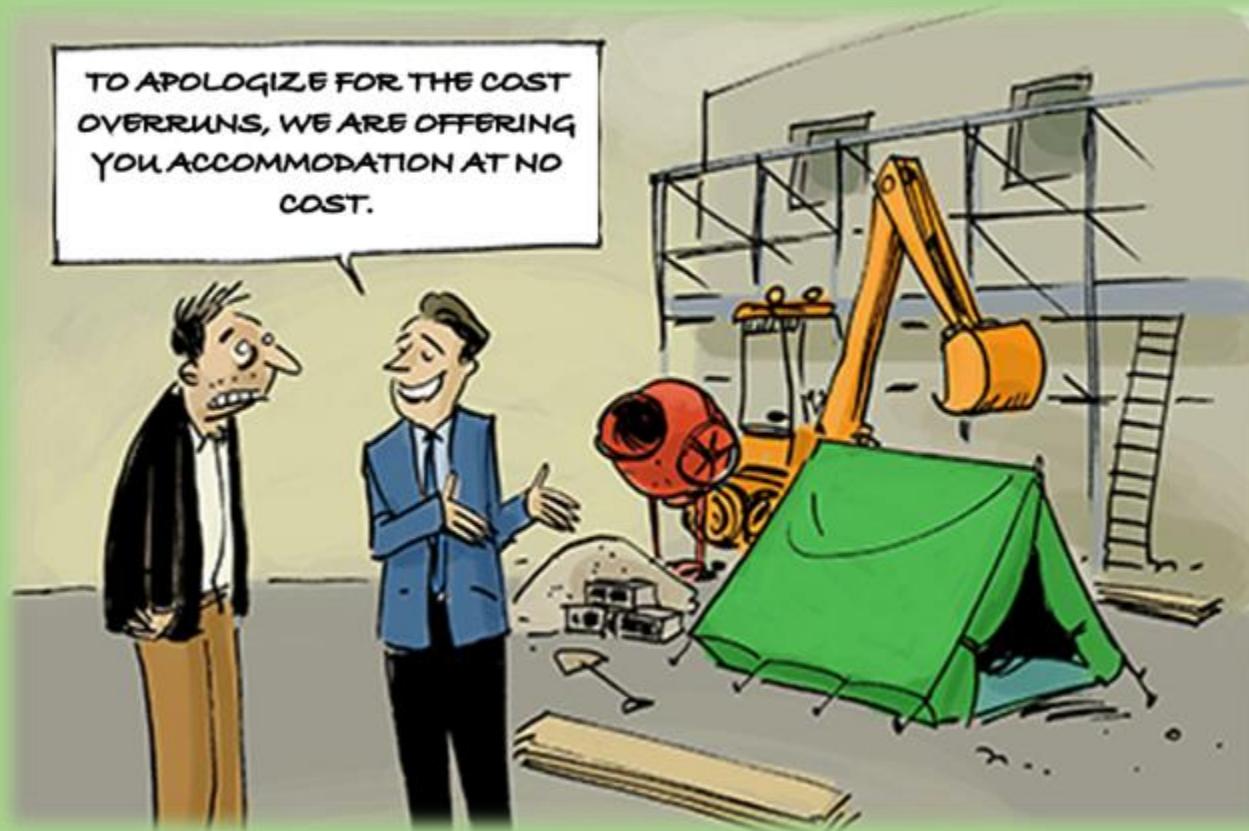


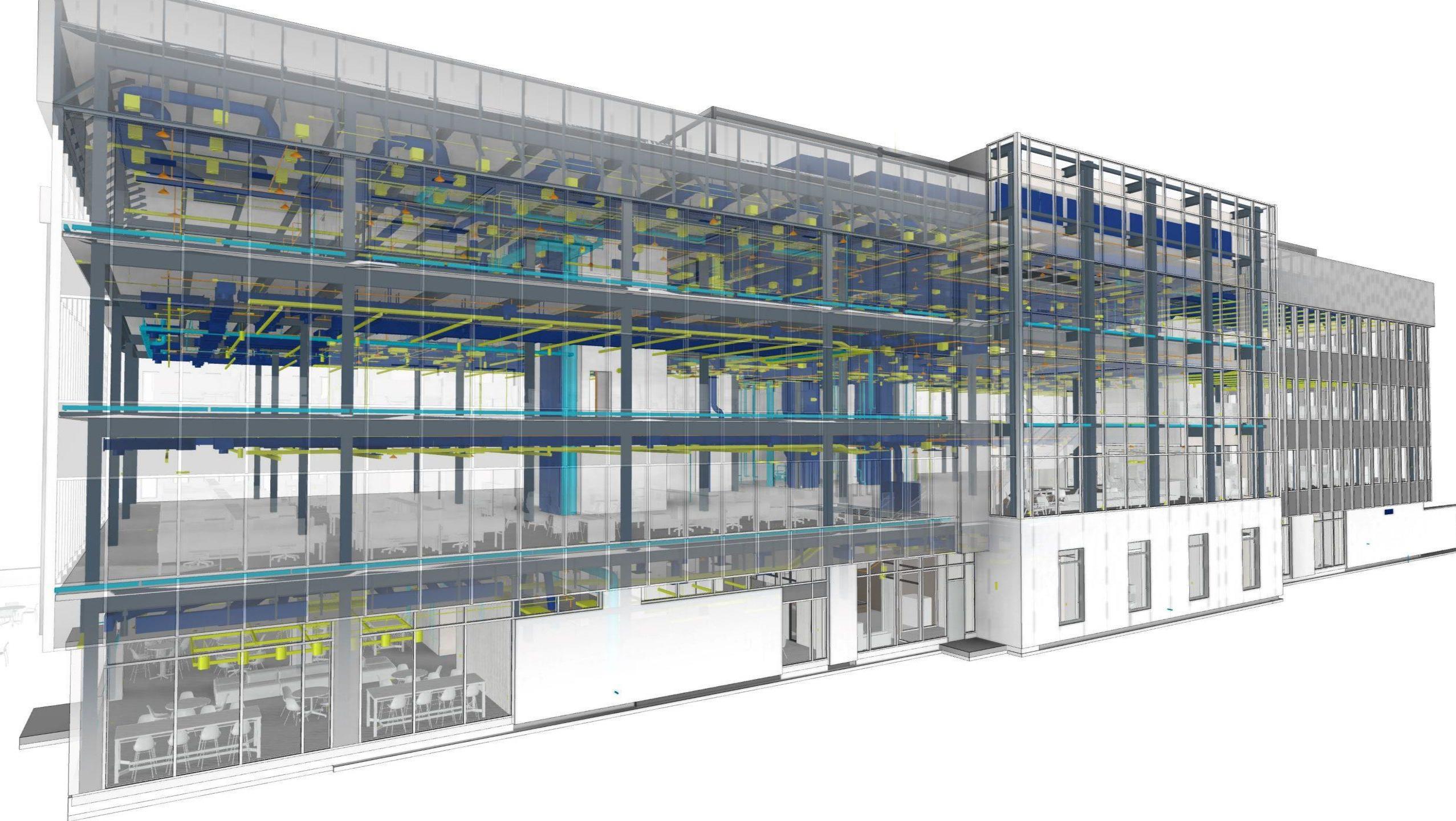
# HIERARCHY OF HAZARD CONTROLS





TO APOLOGIZE FOR THE COST  
OVERRUNS, WE ARE OFFERING  
YOU ACCOMMODATION AT NO  
COST.

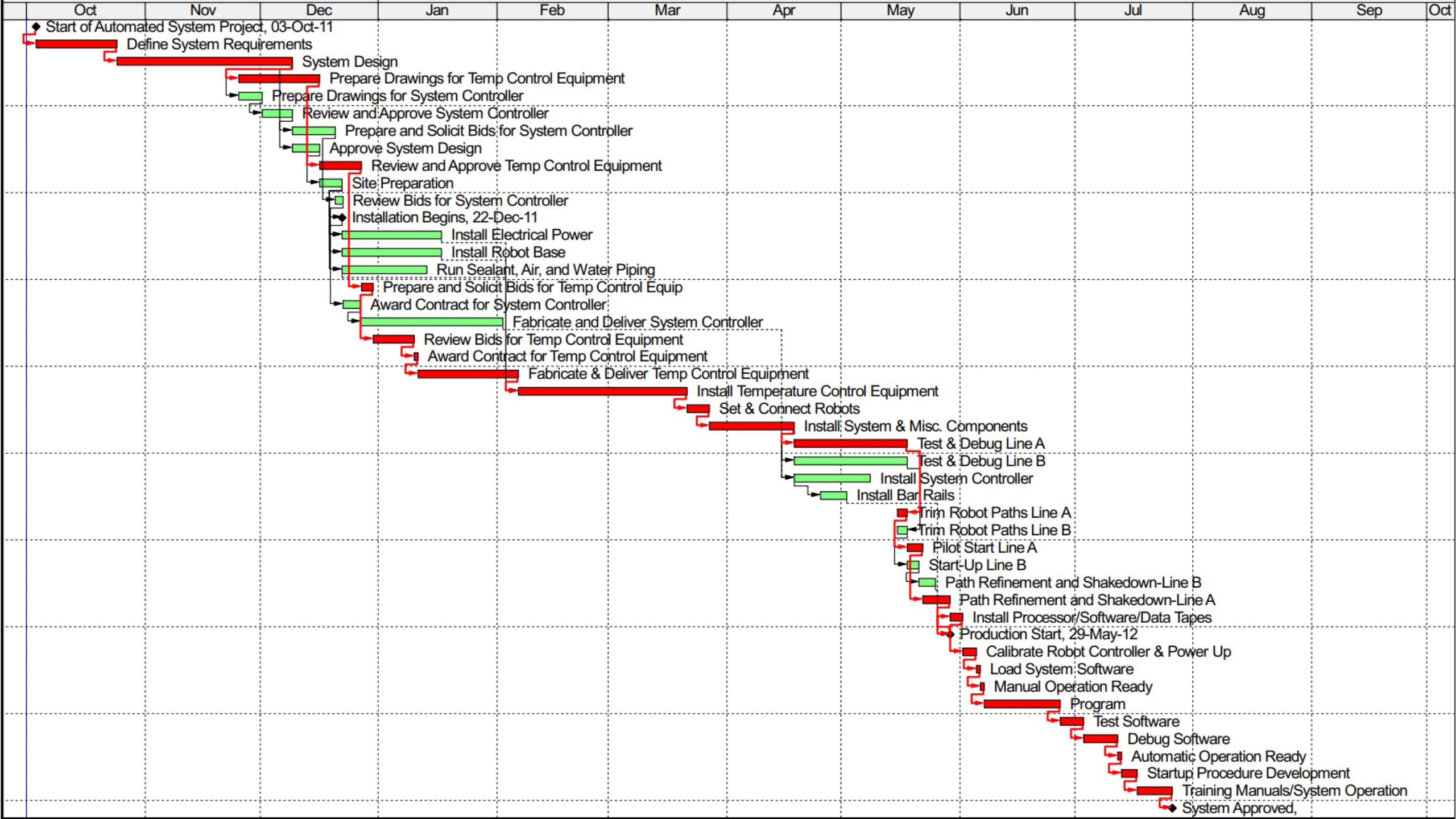






**MAY I  
SPEAK?**







ESTABLISH A BASELINE

Ref ID	Date Raised	Risk Category	Risk Description (Including If / Then Statement)	Probability 1 – 5	Impact 1 – 16	Risk Severity Score Prob x Impact	Likely Timing of Risk	Risk Trigger	Mitigation / Response Plan	Status of Mitigation / Response	Owner	Other Notes
10001	MM/DD/YY	Materials	If there are changes in architectural plans that require additional or different resources, then there will be delays.	1	8	8	The risk is present throughout the process of finalizing architectural plans.	There are changes in the architectural plans.	A designated team member will continually monitor any proposed changes in architectural plans and ensure communication between architectural and construction teams about proposed changes.	No current issues	Joe Smith; architectural liaison	
10002	MM/DD/YY	Contracts	If contractual issues among contractors, subcontractors, or vendors arise, then there will be delays or cost overruns.	2	4	8	The risk is present before most contract work commences. However, the risk will also be present when additional contracts are added in the early phases of construction.	The contracts manager reports any potential contract issues.	The contracts manager will continually monitor contracts, alert the team when there are issues, and ensure that the team addresses and resolves contract issues before they cause delays.	Working on one unresolved issue with the electrician's contract; meeting set for May 2nd	Sue Johnson, contracts manager	
10003	MM/DD/YY	Permits / Regulations	If obtaining appropriate construction permits takes longer than planned, then there will be delays.	2	8	16	The risk is present throughout the construction phase of the project, including when securing required permits at the beginning of construction.	Construction permits do not arrive within the required timeframe.	The construction manager, or another designated team member, will monitor the project schedule and deadlines and ensure that all permits can accommodate the project's construction schedule.	All deadlines currently being monitored	Dale Swenson, construction manager	
10004	MM/DD/YY	Construction Site	If unexpected hazardous waste is found on the property, it will require mitigation or cleanup.	1	8	8	The risk is present throughout the project, especially toward the beginning when conducting site preparation work.	On-site managers report an issue, especially during site preparation.	The construction manager will assign a team member to monitor and explore any possible issues with hazardous waste.	No issues found to this point	Jeff Baker, construction assistant	
				1	1	1						
				1	2	2						
				1	4	4						
				1	8	8						
				1	16	16						
				2	16	32						
				3	16	48						
				4	16	64						
				5	16	80						

Total No. of Packages

**5**

Total No. of Campuses

**14**

Bond Program Budget

**7.2m**

Estimate At Completion

**8.3m**

Total Paid

**1.0m**

Substantial Completion

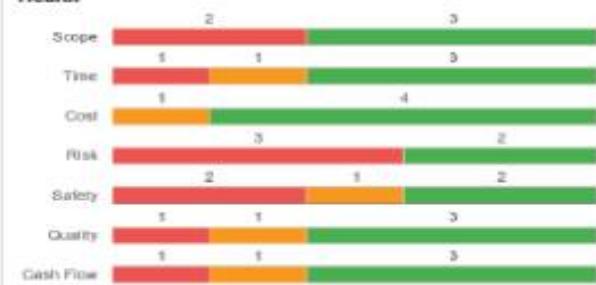
**June 21, 2027**

Project Phases

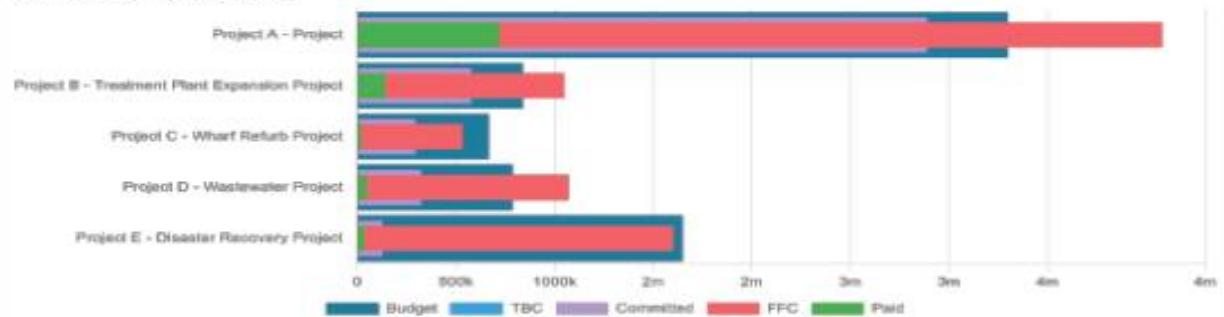


Initiation Procurement Design Delivery  
DLP Financial Close

Health



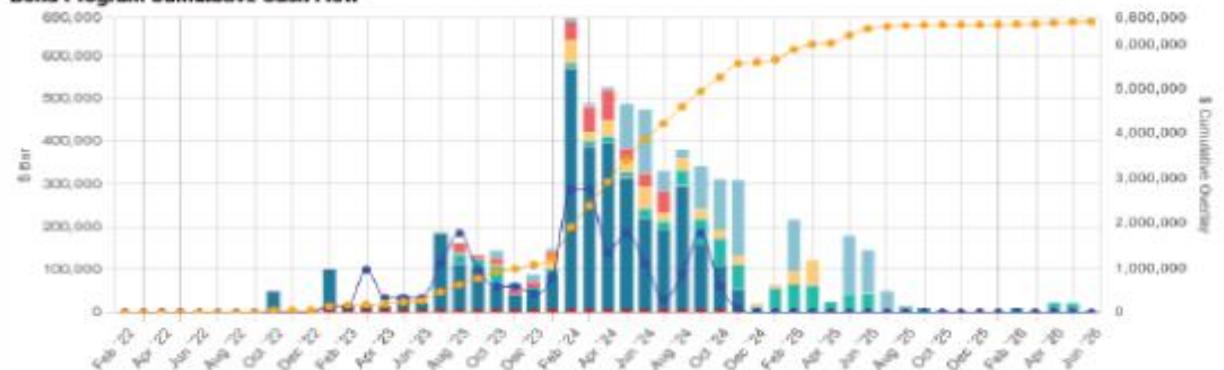
Financial Overview by Project



Package Phase - Schedule Overview



Bond Program Cumulative Cash Flow



Bond Program Financial Overview

Title	Budget	FFC	Total Paid
Program A - Construction Program	7,246,387.00	8,337,988.74	964,663.09
Project A - Project	3,300,000.00	4,079,554.00	721,000.00
Project B - Treatment Plant Expansion Project	840,518.00	1,050,793.92	139,798.89
Project C - Wharf Refurb Project	566,699.00	633,699.20	21,520.12
Project D - Wastewater Project	789,170.00	1,071,497.71	47,166.58
Project E - Disaster Recovery Project	1,650,000.00	1,602,443.91	35,177.50













# THANK YOU.

Craig M. Steigerwalt, PE PSP PMP CCM

*Exponent*<sup>®</sup>

csteigerwalt@exponent.com