

3.0 Risks

3.01 Along with an arithmetic and technical check, a risk analysis has also been undertaken. Dragonfly Development Ltd have not provided all the documents listed on the Form of Tender. The CP Plan and RAMs will be requested upon appointment of the successful tender, though Dragonfly Development Ltd have already provided their outline RAMS. The following project risks have been identified:

a) Tenants may not provide access when requested by the Contractor. There is a possibility that additional working requirements or restrictions that affect the ability of the Contractor to carry out the scheduled works and may cause an increase in costs, for example if works are required out of hours. Additionally, this may affect programme duration if access is not provided to complete the works. The risk has increased due to the difficulties arranging access for the asbestos surveys to be completed. This is **HIGH** Risk

b) Provisional Quantities have been provided for several items which are subject to an agreed site measure before the Contract is to be agreed. It is possible that costs could increase, should the agreed measured be above existing allowances. A general contingency has been allowed for and all quantities will be agreed by the Contract Administrator and the Contractor prior to works commencing. This is **MEDIUM** Risk.

c) The scope of works covered by the insurance claim are subject to agreement with the Loss Adjuster. This may result in the scope being changed prior to commencement. Any significant variations may result in additional costs raised by the Contractor. Monaghans have previously met and discussed the claim with the Loss Adjuster to reduce this risk and will approach the Loss Adjuster with the tendered and priced specification ahead of works commencing. This is **MEDIUM** Risk.

d) Currently no allowance has been made for the relocation or disposal of any of the Tenants' assets to complete the works. The scope will likely be adjusted following further liaison with the Tenants by the Business Estates Manager. A general contingency has been included should any minor asset relocation be required. This is **MEDIUM** Risk.

e) No outline RAMS were provided for completion of works near watercourses. If extensive temporary protective structures are required, this may result in an claim for additional costs from the appointed contractor. The current scope of works for works near watercourses are of minor nature (removal of debris, installation of fencing and reinstatement of a sign post) and can be limited to safe areas of work. This is **MEDIUM** Risk.

- f) Asbestos survey costs are included, as quoted by FM Projects Consultants Ltd. No asbestos removal is currently included in the scope of works issued for tender. Costs for these works have not been included in the project totals nor priced within the specification. This work would be outside the scope of the current flood remedial works agreed with the Loss Adjuster. This is **MEDIUM** Risk as we have Contingency.
- g) Dragonfly Development Ltd's costs for drying the building are circa £10k lower than CLC Group Ltd. The building has undergone an extensive period of drying which means that further targeted drying is limited in nature. The products specified have been designed to allow the walls to continue to dry. The completion of the PAS64 documentation and testing should still proceed. This is **LOW** Risk.
- h) Dragonfly Development Ltd's costs for installing new plasterboard are circa £69k lower than CLC Group Ltd. Dragonfly have been unwilling to provide further breakdown of this cost to check their allowance. It is possible that they have not allowed for 2-layer plasterboard (60 minute fire resistance) in areas and this will result in additional cost. A general contingency has been included to account for such unforeseen cost. This is **HIGH** Risk.
- i) Dragonfly Development Ltd have proposed an extended programme duration of 13 weeks. This has been discussed with Dragonfly Management (Bolsover) and the Business Estates Manager to determine if this is an acceptable programme duration and Bolsover District Council will confirm acceptance of this change via a formal contract instruction. This is **LOW** Risk.
- j) Despite follow up with each tenderer, no Contractor Design Portion was provided in accordance with the tender requirements. Dragonfly Development Ltd provided a limited CDP pack. This is **LOW** Risk.
- k) The fire doors have been inserted as a provisional sum and have not been priced as a fixed cost, as they are subject to site survey and agreement of the design by Bolsover District Council. This will be firmed up at before the pre start meeting. This is **HIGH** Risk.