

Projects that require special attention

OBJECTIVE

By identifying potential risks in project before your begin working on it, you can prevent some of the damage, and minimize the risk.

THE PROJECT SCHEDULE

Use the preliminary project schedule documenting the project's tasks, budget, schedules, resources, milestones and deliverables to start identifying potential problems and implement preventive measures.

- Document the deliverables and services required, schedule these items, assign responsibilities and post them in a manner that the information will easily be available to the Project Team.

IDENTIFY RISK

The following are the most common project characteristics that can cause problems:

- **Reduced Fee:** This means less hours available within the profit time to work in the project, using less or inexperienced staff, and such other cost-reducing strategies.
- **Reduced Project Budget:** Construction methods and products included in the project are limited and may be highly controlled by the owner or the contractor possibly reducing the quality of the design.
- **Reduced Time:** A tight project schedule where the time for tasks is minimal.
- **Limited Resources:** Project team members are not enough or barely enough to complete the tasks.
- **Limited Experience:** Team members are not trained or not experienced enough in the tasks assigned, or project characteristics are new to the firm or the project team.
- **Increased Project Complexity or Length:** Projects with a large number of teams involved and long duration projects.



CONTRACTUAL RELATIONSHIPS

Identify the team members and their assignments using the Project Directory.

- Identify the contractual relationships: (Owner's consultants, RMW consultants, Design-Build sub-contractors).
- Identify separate contracts for work outside the scope of what we are working at, but that has to be coordinated with ours, for example: furniture, signage, security, etc.