



Successfully managing construction risk requires OBJECTIVITY and PERSPECTIVE.

Effective risk management demands a commitment by each stakeholder to ensure that risks are discretely identified, objectively assessed, and actively managed throughout the planning, design, and construction process. Construction professionals who address risks and problems every day develop a knowledge base. This unique perspective positions them to most effectively identify and mitigate the myriad issues that arise in design, procurement, scope management, approvals, construction, and timely completion of a project.

The risks in bringing a project from planning to completion are many and varied. They can be grouped into four primary categories: environmental, technical, logistical, and managerial.

Environmental risks include natural disasters, weather, and seasonal implications. These risks can be overlooked when people are unfamiliar with local conditions.

Technical risks vary with the complexity of the project and can include resource uncertainty, materials availability, inadequate site investigation, or incomplete design. Technical risks commonly occur when there are changes in project scope and requirements, or if there are errors or omissions in the design.

Logistical risks must be addressed before beginning a project. These risks include the availability of transportation, equipment, and skilled labor, and materials laydown and storage capacity on site. Failure to address logistical issues in advance risks huge project delays and losses during construction.

Managerial risks relate to the process and procedures necessary to control the myriad activities involved in project. The most common management-related risk is the failure to properly plan and schedule the project. Often, the only certainty on a project is change. Greater visibility into the timing and relationship among all of a project's moving parts facilitates the development of options to react when changes occur.

In order to actively manage risk, stakeholders must have a clear picture of all stages in project development and

execution. This visibility starts with implementation of a comprehensive planning and scheduling process. The detail clarified through this process provides stakeholders with the ability to effectively plan a project's design, procurement, scope management, approvals, construction, and timely completion.

The objectivity and perspective of the professionals analyzing risk factors on a project is critical to the success of the risk management process. The construction management professionals at GREYHAWK assist stakeholders in achieving the necessary visibility to actively identify and manage risks.

GREYHAWK is a nationally recognized construction consulting firm, and its professionals bring hundreds of years of experience in claims resolution and risk management on a range of project types and sizes to all stakeholders in the construction process. Investigations by GREYHAWK professionals frequently focus on the resolution of disputes and problems, and the determination of root causes and resulting time and cost impacts. Our broad base of experience produces a unique outlook on how and why things go wrong on projects. Our perspective combined with the objectivity that comes from professionals who call it as we see it creates value for all stakeholders. Let GREYHAWK help your project team achieve success.

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About the Author

GREYHAWK Principal and Chairman of the Board Charles F. Boland has over 35 years of construction risk management experience. Contact him at cboland@greyhawk.com.