

880110 CMIP Expansion

Risk Register

Date: 11-Jul-13

RISK ID #	DATE IDENTIFIED (dd-mon-yy)	DATE OF LAST UPDATE (dd-mon-yy)	CAUSE	RISK	EFFECT	RESPONSE	ACTION (‘CLOSED’ once risk is managed)
1	17-May-13	30-May-13	Due to terms of lease, CMIP must obtain approval from HPA for all design milestones and before releasing tender packages	HPA can take up to 60 days to review and approve drawing packages	resulting in project delays.	Currently 5 days has been allocated to each design milestone for approval. HPA agreed to a 5 day approval period if advanced notice is given.	Monitoring
2	30-May-13	30-May-13	Due to the possible presence of lead paint that was applied in 1928 and 1944	abatement may be required after building assessment	resulting in disruption to the Museum and possible shutdown.	A hazmat test will be conducted to verify the existence of lead paint. The next step will be decided at that point. \$240,000 has been set aside for Haz Mat Response Management.	The Haz Mat Assessment has been awarded to LVM. MHPM will advise on the results.
7	30-May-13	30-May-13	Due to the existing structure of Pier 21 being classified as a historical property	the area must be preserved and regulations must be followed	resulting in design constraints.	The Project Architect RFP will clearly state this issue and historical property regulations will be attached for their review.	Monitoring
8	30-May-13	30-May-13	Due to the expansion of the museum	it is unknown if the existing electrical system capacity will be able to accommodate the new Shed 22 expansion	which may result in requirement to expand the M/E area of the Budget.	Hire an electrical engineer to determine the electrical requirement for the space and expansion options if needed.	Electrical Engineer will assess the system when the Architect Team is engaged.

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9	30-May-13	30-May-13	Pier 21 exhibit space is used for events. The doors are opened for periods off time when food is being transported	which can cause the climate to change in the exhibit space and alter the artifacts if not properly handled	which may result in Pier 21 not being available as event space.	The RFPs will clearly state the importance of climate controlled exhibits for the Pier 21 museum space.	MHPM will include the information in the RFP for Museum Exhibit Designer.
13	21-Jun-13	09-Jul-13	Due to the unknown capacity of chiller and boiler in the Annex,	an extra chiller and boiler may be added to the scope	which will impact the budget.	Added the expense of purchasing a new boiler and chiller to the budget.	Factored this into the budget. Will remove if purchase is not necessary. Get this amount clarified by cost consultant.