

# Risk Register

Date: 17-Sep-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)
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.	LVM executed the Haz Mat Assessment. MHPM provided a summary of the options. The option with the highest cost is just under \$100,000. MHPM clarified schedule with CMIP. CMIP is waiting for Boards approval.
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 and construction constraints.	The Project Architect RFP clearly stated this issue and historical property regulations were attached for their review. The same language must be included in the Builder's scope.	Monitoring
8	30-May-13	11-Sep-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.	It was identified that the electrical system capacity is large enough to support the new expansion into Shed 22.	Inform the design team.
9	30-May-13	30-May-13	Pier 21 exhibit space is used for events. The doors are opened for periods of 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.	CLOSED

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12	05-Jun-13	09-Jul-13	Due to security requirements by the landlord HPA	There are restrictions for on site access and cruise ship schedules must be accommodated	and may result in delays in the schedule due to accommodating the access restrictions or a full stop work order from HPA if protocols are not followed.	Integrate HPA security and protocol requirements into the Project Plan and into the tender documents for any Builder.	MHPM has taken a tour of the site with HPA and Real Estate and developed a brief summary of access restrictions, HPA and Real Estate will review the Project Plan for any conflicts. MHPM will ensure that HPA protocol and site access restrictions are included in the tender documents for the builder.
13	21-Jun-13	11-Sep-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.	It was identified that a new chiller and boiler would be necessary in order to support the expansion into Shed 22. The cost of this was factored into the budget.	Inform the design team.
15	27-Jun-13	27-Jun-13	Due to the requirement to maintain regular operations during construction of the new KCR Hall	there must be minimal shut down of M&E systems during construction	which could cause event or audience disruption if not managed properly	Builder must plan systems shut downs around the event schedule and service hours	MHPM will ensure that this constraint is added to the tender documents for the Builder
16	09-Jul-13	09-Jul-13	Due to the need to name the new museum spaces	there must be an early marketing materials package for use in soliciting naming interest	which could result in extra fees from the Exhibition Designer (Fab) if not included in scope	Marketing materials package development must be included in the Exhibition Designer RFP	CLOSED

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19	09-Sep-13	09-Sep-13	Due to the order duration of long lead items	the Contractor may not receive the items in time for construction	which can delay the project.	The design needs to be detailed enough for the Contractor to order items as soon as they are awarded the contract.	MHPM to discuss with Museum Consultant and Architect team regarding products for the museum.
20			The current controls systems fluctuates a large amount ~8 degrees over short periods of time	artifacts in the museum space can be damaged	causing an insurance claim and diminish the relationship between CMIP and the artifact owner.	The architect team will have to design a climate control system that can function properly.	To be included in the RFP for Exhibit designer and advise the Architect team.

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NEW LINE  
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