

Risk Baseline					
Project: Site SE Area Parking Lot			Date	December 12, 2013	
Completed By: CBGroup and COR					
Complete risk analysis as part of the scope of Design Services and to be updated throughout design of project at design programming, schematics, 35% CD's and 95% CD's and precon.					
	Project Risk	Impact (List issue(s) to be addressed)	Probability /Impact H, M, or L	Measures taken to Resolve or Mitigate	Measures in Design/SOW
1	What utilities are involved and what will utilities affect?	Existing Storm utilities to be relocated	H/L	During Construction contractor will be required to provide temporary routing in the event rainfall occurs during relocation	Yes
a	Medical Gas	None	NA	NA	NA
b	Water	None	NA	NA	NA
c	HTHW	None	NA	NA	NA
d	Steam	None	NA	NA	NA
e	Power Indicate if CR, LS, Q, or Normal	Outages during cutovers	H/L	In specifications	Yes
f	Fire Alarm	None	NA	NA	NA
g	Data/Telephone	Talk-a-phone connections may affect phone services for up to one hour per occurrence	L/L	Normal utility outage process, as specified	Yes
h	HVAC	None	NA	NA	NA
i	Wireless	None	NA	NA	NA
j	Sprinkler System	None	NA	NA	NA
k	Pneumatic Tube	None	NA	NA	NA
2	What type of other outages are anticipated?	Potential outage for Connecting power for site Lighit	H/L	Outage will be limited to off-hours, coordinated with VA COR	Yes
3	What are adjacencies to construction?	New CLC (146) is to the North. General Mitchell in the immediate area, and also the intersection of General Mitchell and National Ave	H/L	Work will be conducted and phased such that traffic flow is maintained near construction, or temporarily re-routed. This is to be coordinated with VA.	Yes
4	Is the project close enough or operations disruptive enough to affect critical/sensitive areas of operation in the hospital, (ICU, Cath Lab, OR, Pain Clinic, ER, Imaging, Dialysis, Audiology, Oncology, Lab, etc)	Traffic patterns	H	Traffic control plan should be coordinated and required of the Contractor	Yes
5	Where will ancillary work be located?	NA	NA	NA	NA
6	Will/How ancillary work affect patient Care?	NA	NA	NA	NA
7	Are there moves to patients or staff involved?	NA	NA	NA	NA
a	Will they affect start of project?	NA	NA	NA	NA
b	If patient services are affected how will this be handled?	NA	NA	NA	NA

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c	Will staff correspondence need to be changed due to relocations or renovations?	NA	NA	NA	NA
8	Patient Safety issues? Addressed?	Construction trucks and reduced lane widths due to road work will require extra caution for pedestrians and drivers.	H/H	Contractor to submit phasing plans for COR approval.	Yes
9	What are the hours of work for main project area?	7 am - 6pm except for roadway mods, which are only at night. Contractors work hours once project is awarded	H/H	In specifications	Yes
10	What are the hours of work for the ancillary areas?	Parking Lots nearby serve typical work day 2am-4pm	H/H	In specifications	Yes
11	Is way finder signage required? Is replacement of exiting signs required? New rooms signs?	Existing Signage will be reconfigured and depicted on the plans	H/H	New signage and existing signage will be depicted on the plans. Sign schedule has been provided by VA and Shown on Plans	Yes
12	What is the FCP for the project and FY.	Not a contractor impact	NA	NA	NA
13	Where do you get funds for changes?	Not a contractor impact	NA	NA	NA
14	Has the time table been verified by the contractor (CPM)?	After award, per CPM	H/H	In specifications	Yes
15	Weather, need to verify seasonal schedule and working conditions.	Should be spring 2014. Highly weather-dependent work.	H/M	Contractor to account for typical weather delays	Yes
16	Energy, Focus on Energy: Part of the design; equipment and materials – timeliness and impacts to schedule.	NA	NA	NA	NA
17	TB Risk - will the construction worker be in an area where risk of exposure to suspect or confirmed TB (Negative Pressure Room: HEPA filtered) or exposed to exhaust ventilation system from exposure area?	NA	NA	NA	NA
18	Staging	GC to Implement staging into phasing plan	H/L	Suggested Staging area will be determined by GC once phasing plan is complete	Yes
a	Large pieces of equipment and sections of AHU both new and demo, where will they be staged?	See Plans for staging area	H/L		Yes
b	Job trailer required?	Uncertain	M/H	Confirm with GC	No
19	Security				
a	Jobsite security - electronic badge, key	Not a contractor impact	NA	NA	NA
b	Special contractor access required - separate key in SAMS box, badges,	Not a contractor impact	NA	NA	NA

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c	Off hours access	Not a contractor impact	NA	NA	NA
d	Key Plan and Cores and Divisions	Not a contractor impact	NA	NA	NA
20	Fire Safety Review	Not a contractor impact	NA	NA	NA
21	ISO Appendix A	Not a contractor impact	NA	NA	NA
22	Will there be demolition/construction waste? (all waste must be diverted from landfill and recycled whenever possible)	Yes.	H/L	In specifications	Yes
a	Does the project involve or generate any of the following: - Air Emissions including GHGs - ACM - Utility Modification - Soil Disturbance - Water Treatment - Petroleum Storage - Hazardous Waste - Radioactive Waste - Mixed Waste - RCRA or CERCLA - Wetlands - Permits - Aesthetics - Disturbance of Historic District - Biological Resources	Environmental Review of Federal Action: Stormwater and Erosion control permits will be acquired prior to work commencing	H/L	All land disturbance, stormwater and erosion control will be permitted prior to work commencing.	Yes
23	Will there be space needed for waste collection/recycling segregation?	Interim Soil Stockpiles may be necessary.	H/L	GC Will be required to provide Erosion control and ultimately remove from VA Property.	YES
24	System Commissioning	System Checkout Mfg Startup Test Operation Diagnostics System Certification	H/L	No commissioning anticipated at this time. JCI to program and test new Talk-a-phones.	Yes
25	Building Integration	<ul style="list-style-type: none">• Sequence Existing Nomenclature• Existing Systems Affected (Metasys, CRC, Jeron, Pegasys, etc.)• Controls Power same system as main HVAC	NA	NA	NA
26	Training	<ul style="list-style-type: none">• PM&R, Grounds, Graphics/HVAC shops• Hopsital Staff• Engineer	NA	NA	NA

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27	Are sole source items required? If so, what and is it submitted to GLAC? - Fire Alarm System - Security System & Code Blue - Pneumatic Tube System - Medical Gas Alarms - Nurse Call - Isolation Room Controls - Doors, Hardware, Locks and Keying - Building Automation and HVAC Controls - Refrigerator Temperature Controls - Wander Guard - Modular Furniture - Patient Ceiling Lifts - Modular Brick - Automatic Transfer Switches - Electrical/Utility Metering - Interiors - Tile Grout Sealant - Firestop Systems	Talk a phone and HID card readers will be sole sourced	H/H	Sole Source documents submitted to GLAC.	Yes, will need to be identified and supplied to GLAC during bidding
28	AE - Submittal Log	NA	NA	NA	NA
29	NTP - Submittal Log	Contractor - Verify Log Contractor - Verify at Precon Submittal's required before work can start and long lead time materials Contractor - Determine Work Start Date and provide notification of work start date and area based on submittal review time	H/H	In specifications	Yes
30	AE - Heat Detectors in Construction Space	NA	NA	NA	NA
31	Construction Personnel are oriented to the following: - Need ID Badge - Safety, emergency response - HIPPA, privacy rights - Infection control - ILSM criteria	VA in charge of this	H/H	In specifications	Yes