

RISK ANALYSIS FOR POLYTEC DIVING POOL



ANDREAS LÚÐVÍKSSON

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Snave construction
38 Grace Avenue
Mt. Maunganui
New Zealand

1. COMPANIES RISKS.....	3
1.1. Do we have experience, people and time for the project	3
2.1. Do we have the finance for the project.....	3
3.1. Winter work.....	3
2. PROJECT RISKS	4
2.1. Site inspection	4
2.2. Building time and suppliers.....	4
2.3. Consistency between drawings and Specifications	4
2.4. Special quality checks	5
2.5. Problems with GC 92	5



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1. COMPANIES RISKS

1.1. Do we have experience, people and time for the project

As Snavé has been working since early 80's it has a lot of experience with in the company. Our project managers have been managing all work at our building sites so there is a great deal of experience with in the company. The project is a turn key contract so that fits perfectly into the company structure.

We have had plumbers employed for several years which have the necessary experience as well as we have had carpenters who have experience with formwork from the past.

Time should not be an issue as we are handing over a multi story building with in the next 4 weeks and will there for have enough of manpower for this project.

2.1. Do we have the finance for the project

As Snavé has been on the market for about 20 years we have the trust of our bank, ANZ. They will finance the periods which are under balanced at a reasonable interest as we have proved to be a trustworthy client.

3.1. Winter work

The project is built during the summer period and will therefore not need any winter provisions. Here in Tauranga the temperature during winter time is about 14°C as an average and winter provisions are there for unknown. However, as it is expected that we do this I will make a list of winter provisions needed as if the building where in Denmark.



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2. PROJECT RISKS

2.1. Site inspection

A part of the tender phase here in New Zealand is to do a Site inspection. In that site inspection you check for restrictions on the site and its surroundings. It covers access on and off site, boundary conditions, noise restrictions, ground surface and geotechnical features, local working week and holydays and local weather conditions. This site inspection is attached en the end of this section.

2.2. Building time and suppliers

We can not see any problems with the building time or supply of material for it. The building time is 22 weeks which should be enough for the completion of the project. Supply of materials which are not on stock is usually 4-8 weeks so with a good material and suppliers list this will not become a problem

2.3. Consistency between drawings and Specifications

I have gone trough the drawings and specs and there seem to be a good consistency between them. Where checked materials are the same in both places.



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2.4. Special quality checks

Concrete is to be checked before delivery and report to be sent to the client. Prefabricated concrete elements are to have a quality control at the factory. All work at site will be quality controlled with Snave Constructions quality control manual.

2.5. Problems with GC 92

Hmmmmm. Yeyeye. Coming later