

Project Risk Management

Are You Prepared to Manage the Risks Inherent in Your Next Construction Project?



Representative Clients

- » Public and Private Owners
- » Developers
- » Construction Companies
- » Design Professionals
- » Financial Institutions
- » Insurance Companies
- » Law Firms

Planning and executing a construction project is an increasingly complex process that can be thrown off-course by a variety of factors.

Traditional project risks – including cost overruns, schedule delays and substandard work quality – are heightened by volatile materials and labor markets, shortages of qualified management, technical and trade personnel, tight financing and insurance markets, incomplete plans and specifications, and changing regulatory requirements. Add in the complexities of the collaborative process among project team players and the result is a greater incidence of costly delays, disruptions and disputes.

In today's construction climate, successful project execution requires leadership, management know-how and technical expertise. It also hinges on having a well-conceived strategy that includes effective planning, controls and pro-active problem-solving throughout the life of the project.

Navigant Consulting can assist every step of the way.

Navigant Consulting understands project risk. Known as a leading provider of construction dispute mitigation and resolution services for over twenty-five years, we have worked to resolve tough situations on over 4,000 major public and private sector projects, and have gained key insights on their root causes.

Our team of construction consultants also has broad practical experience managing complex construction projects across major industry sectors, as well as in-depth expertise in key aspects of the planning, design and construction processes.

This powerful combination provides the backdrop for Navigant Consulting's Project Risk Management (PRM) services. Drawing from our wealth of experience, and utilizing lessons learned, we provide comprehensive risk management services and offer proven strategies – from the initial planning phase through closeout – designed to minimize risk and maximize results on your construction project.

Our PRM strategies enhance project development, design and construction administration while proactively reducing the likelihood of delays, disruptions, cost overruns and disputes.

Our PRM services are tailored to suit your particular needs.

Navigant Consulting is committed to providing objective expert support with only one purpose in mind: to ensure that your project goals and objectives are achieved.

Whether you engage us to be your advisor from project conception to completion, or to assist with particular phases or tasks, we provide executive level management expertise and customized services to meet your specific requirements.

innovation[s] – solutions for pressing needs

Representative Industry Sectors

Commercial

- » Convention Centers
- » Entertainment
- » Hotels/Casinos
- » Mixed Use
- » Office/Retail
- » Residential
- » Stadiums/Arenas

Institutional

- » Correctional Facilities
- » Educational Facilities
- » Governmental
- » Healthcare
- » Military

Industrial

- » Automotive
- » Manufacturing
- » Petrochemical
- » Pharmaceutical
- » Power

Infrastructure

- » Airports
- » Heavy Civil Projects
- » Highways/Bridges
- » Rail/Port Facilities
- » Tunnels

Environmental

- » Landfill/Remediation
- » Pipelines/Tunnels
- » Water and Wastewater

Navigant Consulting can accurately determine where the project is, where it is going, what the critical constraints are, and what should be done to get the project back on track.



Strategic Project Planning

The ability to successfully manage risk starts in the initial planning and pre-construction phases, when project scope, schedule and budget are defined. By working with you at the earliest stages, we can help identify risks and ensure that effective management strategies are in place. Our Strategic Project Planning services include:

Development of Project Objectives

Review project needs and constraints, providing assistance in finalizing program goals, objectives and scope of work.

Project Team Development

Recommend procedures for project team reporting and decision-making that facilitate communication and collaboration.

Master Project Budget/ Conceptual Estimating

Develop a comprehensive budget that will be refined during design and utilized as a cost reporting and control tool throughout the project.

Master Project Schedule

Develop a concise schedule with key performance milestones that will serve as a framework for all project development, design, construction and closeout activities.

Constructability Review

Conduct a qualitative interdisciplinary constructability review of design, procurement and contract documents to ensure that they are biddable, constructable, and conform to project goals and objectives.

Value Management

Work with the design team to identify alternate construction methodologies that could reduce cost/time or add value.

Procurement Assistance

Assist to select the appropriate project delivery method, pre-qualify consultants and contractors, evaluate competing bids and recommend award decisions.

Contract Advisory

Review design and construction contracts to identify and address contractual ambiguities; provide recommendations on terms and conditions that properly allocate risk and compel performance.



Project Oversight and Controls

The ability to maintain project goals and objectives becomes increasingly difficult as a project progresses if an effective system of controls is not in place. Using the right technology and tools, we track project progress, identify potential cost overruns, delays and key performance indicators, and assist you to make informed decisions on how to proceed. Our Project Oversight and Controls services include:

Executive Oversight

Provide site presence as required to assess performance and progress; identify and manage the warning signs of delays (i.e., reduced productivity, potential scope changes, disputes and claims); and recommend solutions to mitigate risk.

solution[s] – moving beyond today's challenges

Schedule Review

Evaluate contractor schedules for constructability and compliance with contract requirements.

Progress Analysis

Prepare executive-level reports, including: summarized schedule analysis comparing the as-planned project schedule with the as-built progress; supporting analysis of relevant issues; forecasting anticipated events; and providing recommendations and solutions before unnecessary costs are incurred.

Cost Controls and Reporting

Design, implement and administer a cost control system that tracks and compares actual costs against the budget and integrates cost and schedule information to facilitate the determination of overall project financial status.

Data Management and Integration

Develop a customized information system to effectively capture and integrate key project information to facilitate progress analysis, provide timely forecasting and mitigate potentially contentious issues.

Change Order/Time Extension Analysis

Analyze change orders and time extension requests for entitlement and schedule impacts, and provide third-party cost estimates.

Financial Reviews

Conduct project cost audits to confirm compliance with contract terms and conditions. Reconcile and forecast project costs with payments, change orders and claims.

Training

Train your project personnel to utilize Navigant Consulting's PRM tools and strategies.



Project Assessment

As a project moves from planning to field implementation, the daily challenges of executing the work can mask the root causes of degraded project performance. Navigant Consulting will perform a detailed diagnostic assessment of project status to identify key areas of risk and provide a comprehensive mitigation plan. This service includes:

Contract Review

Review prime and subcontracts to identify areas of performance risk and exposure as they specifically relate to issues being encountered on the project.

Project Controls Review

Review procedures for project cost and schedule controls to identify weaknesses and recommend remedies.

Subcontractor Review

Evaluate the impact of subcontractor performance on overall project performance, including costs and change control.

Scope and Change Management

Assess the methods used to manage project changes to identify and mitigate associated risks.

Organizational Assessment

Evaluate project organizational structure and performance. Provide recommendations to streamline and facilitate decision-making and action.

Consultant Credentials

- » Licensed Architects
- » Professional Engineers
- » Construction Managers
- » Cost Estimators
- » CPM Schedulers
- » Certified Public Accountants

expert[s] – foresight over obstacles

About Navigant Consulting

Navigant Consulting, Inc. (NYSE:NCI) is an international independent consulting firm combining deep industry expertise and integrated solutions to assist businesses and organizations to enhance stakeholder value, improve operations, and address the challenges of uncertainty, risk and significant change. The Company focuses on industries undergoing substantial regulatory or structural change, including construction, healthcare, energy, financial services and insurance. NCI has 42 offices in North America, Europe and Asia.

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Navigant Consulting provides top-level management and technical expertise wherever you do business.



Project Recovery

Navigant Consulting is frequently called upon to perform project turnaround services for complex or troubled projects.

This service is highly tailored to specific situations. Using proven strategies, we typically review and assess relevant information, including: project history, progress and status; contract documents; project organization and staffing; project costs; pending change orders; claims; and disputes.

Based on our findings, Navigant Consulting will work with you to formulate and implement a comprehensive project recovery plan and monitor its progress. We also provide dispute resolution support.



Other PRM Services

- » Due Diligence
- » Programmatic Support
- » Customized Training Programs



Construction Practice

Navigant Consulting's Construction Practice provides comprehensive and integrated consulting services across the United States and abroad. Our construction professionals have backgrounds in architecture, engineering, real estate, finance, accounting, general contracting, construction management, and management consulting. We possess breadth of experience managing a wide variety of large construction projects as well as depth of expertise in real estate advisory, strategic project planning, cost estimating, project scheduling, claims analysis and quantification of economic damages.



Additional Construction Consulting Services

- » Real Estate Consulting
- » Cost Segregation
- » Management Consulting
- » Dispute Resolution

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