



CO001	Business Case	Construction	Flooding	Maintaining flood defence levels, when constructing impacts to the cost and schedule	Flood defence levels must be kept constant throughout construction	The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Time risk allowances to be included in programme			3	3	9	Open
CO002	Business Case	Construction	Traffic Management Constraints	Additional TM restrictions delay works	The scope is inclusive of major roads and closure would be costly	The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement with highway authorities for diversion routes			3	3	9	Open
CO003	Business Case	Construction	ECI adds little value	Difficulties defining the exact time when to bring the Contractor on board	No benefits to the scheme	The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Take Opportunity	Clear scope and objectives optimised as part of the Project Implementation Plan	Cost and time - Review with Matt		2	3	6	Open
CO004	Business Case	Construction	Shortage of materials	Risk that supply constraints are an issue in the medium to long term due to Covid and Brexit	The cost of the works and the duration	The cost of the works and the duration	Contractor	03/02/2021	3 Likely	3	3 Moderate	3	9	Transfer	Early planning and identification of critical materials. Lead times to be assessed within the programme of the works			2	2	4	Open
CO005	Business Case	Construction	Unforeseen ground conditions	Lack of ecology and environmental surveys	The cost of the works and the duration	The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Thorough site investigation and ground investigation to further improve the scope to de-risk the project			4	3	12	Open
CO006	Business Case	Construction	Weather	Weather affects the schedule and works	Schedule delays and associated costs	The cost of the works and the duration	Contractor	25/02/2021	5 Current	5	5 Severe	5	25	Mitigate	Ensure expert advice is given on contract risk allocation and risk management			4	4	16	Open
CO007	Business Case	Construction	Design ambiguity	Lack of clarity in ownership and responsibility within the scope documentation	Design changes leading to an increase in the price of the works	The cost of the works and the duration	Client	25/02/2021	5 Current	5	5 Severe	5	25	Mitigate	Clearly define the scope of the project and manage effective collaboration of the design using a multi disciplinary design team			3	4	12	Open
CO008	Business Case	Construction	Complex site clearance	Additional costs and programme delays associated with clearing fly tipping debris	Fly-tipping debris not cleared by others before contract start	The cost of the works and the duration	Client	03/03/2021	3 Likely	3	3 Moderate	3	9	Mitigate	Remove any fly tipping from site			2	2	4	Open
CO009	Business Case	Construction	Site security	Theft, vandalism, damage claims, insurance claims, excess fees, delays, additional security requirements	Insufficient security provisions to protect/secure entire site Vandalism/theft incidents outside site security coverage	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Effective site setup and the provision security measures to mitigate including surveillance, lighting and fencing etc			3	3	9	Open
CO010	Business Case	Construction	Unexpected EA mitigation measures	Additional measures need to be taken to comply with EA requirements	EA impose unexpected and onerous conditions and mitigation measures on works within the flood plain	The cost of the works and the duration	Client	03/03/2021	5 Current	5	5 Severe	5	25	Mitigate	Early engagement with EA to mitigate ecology risks onsite			4	3	12	Open
CO011	Business Case	Construction	TM approvals	Disruption to construction sequence Programme delays	Difficulty in gaining approvals from HE / DCC (TTRO's, Road Space Bookings, Highway Permits etc)	The cost of the works and the duration	Contractor	03/03/2021	3 Likely	3	3 Moderate	3	9	Mitigate	Early engagement to plan the network viability			2	3	6	Open
CO012	Business Case	Construction	Unable to remove vegetation and trees as required by programme	Onerous tree protection order (TPO restrictions)	Protected trees within the schemes remit	The cost of the works and the duration	Client	03/03/2021	3 Likely	3	5 Severe	4	12	Mitigate	Build works effectively into the programme			2	3	6	Open
CO013	Business Case	Construction	Invasive weeds are format not identified in initial surveys	Delays and additional costs during the additional clearance	Surveys do not capture all invasive weeds	The cost of the works and the duration	Client	03/03/2021	2 Possibly	2	3 Moderate	3	6	Mitigate	Undertake through site investigations and engage with EA to mitigate			2	3	6	Open
CO014	Business Case	Construction	Change to design standards	Delay and disruption to programme	Changes to national design standards result in additional project costs	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	2 Low	2	8	Mitigate	Early engagement with local authority to incorporate changes into the scope documentation			3	1	3	Open
CO015	Business Case	Construction	Developer interface	Additional cost and programme implications	Interface issues with adjacent house builder development works	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	2 Low	2	8	Mitigate	Early engagement with developers			2	2	4	Open
CO016	Business Case	Construction	Statutory Undertakers - Clashes with uncharted services	Additional diversion costs and disruptive costs to the works	Services not identified by the desk top survey clash with the works	The cost of the works and the duration	Client	03/03/2021	3 Likely	3	4 High	4	12	Mitigate	Early engagement with asset owners			3	3	9	Open
CO017	Business Case	Construction	Statutory Undertakers - Clashes with known services	Additional diversion costs and disruptive costs to the works	Identified services not due to be diverted clashing with the permanent works design Services not in expected locations	The cost of the works and the duration	Client	03/03/2021	3 Likely	3	4 High	4	12	Mitigate	Early engagement with asset owners			3	3	9	Open
CO018	Business Case	Construction	Unforeseen archaeology issues	Programme delays and cost increases	Archaeology identified on site requiring on-site input from archaeologist	The cost of the works and the duration	Client	03/03/2021	3 Likely	3	3 Moderate	3	9	Mitigate	Early engagement with archaeologist			2	2	4	Open
CO019	Business Case	Construction	Earthworks volumes exceed scope	Surplus material required to be processed	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	5 Current	5	5 Severe	5	25	Mitigate	Thorough site investigation and ground investigation to further improve the scope to de-risk the project			4	3	12	Open
CO020	Business Case	Construction	Uncharted Services diversion	large scale unplanned service diversions	Additional costs to the developments which may impact viability of the sites design	The cost of the works and the duration	Client	03/03/2021		5	5 Severe	5	25	Mitigate	Early engagement with utility companies and book network requirements in advance			4	4	16	Open
CO021	Business Case	Construction	Utility diversion/trenches	Additional diversion costs and disruptive costs to the works	Additional diversions not captured in site investigations leading to additional diversion works. Increase costs and potential programme impacts if utility companies are not able to achieve the required works programme.	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Thorough site investigation and early engagement with utility providers to coordinate diversions			3	3	9	Open
CO022	Business Case	Construction	Drainage diversions	Additional costs for diversions not considered in the masterplan	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	3 Moderate	3	12	Mitigate	Drainage design should be undertaken holistically with other aspects of design (e.g., the site's topography, geology, street layout, the location of any public open space, soil remediation and ecological considerations) in an integrated manner			3	3	9	Open
CO023	Business Case	Construction	Contamination to ground water	Impacts to aquifers during the construction works	The cost of the works and the duration	The cost of the works and the duration	Contractor	03/03/2021	3 Likely	3	4 High	4	12	Mitigate	Thorough site investigation and ground investigation to further improve the scope to de-risk the project			3	3	9	Open
CO024	Business Case	Construction	Water course construction issues	Design changes/additional requirements leading to an increase in the price of the contract works	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement and negotiations with EA to manage all the correct consents			3	3	9	Open
CO025	Business Case	Construction	Difficulty in discharging planning conditions starting onsite	Additional costs to comply Programme delays	Planning conditions are more difficult to discharge than initially thought	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement with LPA			3	2	6	Open
CO026	Business Case	Construction	Delays to land acquisitions delay works onsite	Programme delays and cost increases	Delays to agreeing land purchases with affected parties. Impacting start dates and programme	The cost of the works and the duration	Client	03/03/2021	5 Current	5	4 High	5	25	Mitigate	Early engagement with LPA and stakeholders			3	2	6	Open
CO027	Business Case	Construction	Remediation works	Increase in geotechnical requirements	Unsuitable ground conditions increasing requiring engineering	The cost of the works and the duration	Client	03/03/2021	5 Current	5	4 High	5	25	Mitigate	Early engagement with geo-technical engineer to obtain remediation solutions.			4	3	12	Open
CO028	Business Case	Construction	Commuted sums beyond allowances	Commuted sum requirement exceeds allowances	Increase cost of project	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	3 Moderate	3	12	Mitigate	Early engagement with the highways authority to allow budgeting for the commuted sums			3	2	6	Open
CO029	Business Case	Construction	Commuted sums for Derbyshire County Council elements on Junction 3A and Link Road	Commuted sum requirement exceeds DCC allowances	Increase cost of project	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	3 Moderate	3	12	Mitigate	Early engagement with the highways authority to allow budgeting for the commuted sums			3	2	6	Open
CO030	Business Case	Construction	Legal costs	Duration of project extends increasing legal cost	Increase cost of project	The cost of the works and the duration	Client	03/03/2021	3 Likely	4	3 Moderate	4	16	Mitigate	Ensure that a robust estimates are included in the budget cost			3	3	9	Open
CO031	Business Case	Construction	Works to existing ponds and swales	Additional works required to incorporate into the design affecting the drainage strategy and flood modelling	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Clear and defined drainage strategy that incorporates the current site constraints.			3	3	9	Open
CO032	Business Case	Construction	Traffic signals required to any junctions i.e. roundabouts	Additional off site infrastructure works that impacts costs and schedule of works	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	3 Moderate	3	12	Mitigate	Early engagement with highways authorities and signage designer to make allowance for improvements to the existing highway			3	3	9	Open
CO033	Business Case	Construction	Specific infrastructure requirements for adjacent developments	Potential scope changes during construction phases	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement with master planners to understand the phasing and infrastructure requirements for the wider scheme			3	3	9	Open
CO034	Business Case	Construction	Uncharted drainage	Uncharted land drainage is discovered	Incomplete land records of land drainage held.	The cost of the works and the duration	Client	03/03/2021	5 Current	5	4 High	4	20	Mitigate	Ensure a detailed site investigation and flood risk is carried out to define locations of land drains across the site			4	3	12	Open
CO035	Business Case	Construction	Highway England Bond	Value of bond exceeds the budget	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement with HE to derive budget costs for the highway bond and incorporate into budget costs			3	3	9	Open

CO036	Business Case	Construction	Supervision costs	Additional Highway Authority and Client fees are incurred across the scheme if the project is delayed	Increase cost of project	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Ensure that a robust estimates are included in the budget cost				3	2	6	Open
CO037	Business Case	Construction	Overhead Gantry to new Junction	Additional offsite infrastructure improvements increasing project scope	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	5	3 Moderate	5	25	Mitigate	Early engagement with master planners to understand traffic modelling and infrastructure requirements for the wider area				4	4	16	Closed
CO038	Business Case	Construction	Upgraded works to existing bridge	Additional off site infrastructure works that impacts costs and schedule of works	The cost of the works and the duration	The cost of the works and the duration	Client	03/03/2021	4 Almost Certain	5	5 Severe	5	25	Mitigate	Early engagement with master planners to understand traffic modelling and infrastructure requirements for the wider area				4	4	16	Open
Programme																						
PRG001	Business Case	Programme	Not enough time to develop the project	Funding to be used by March 2025. High level support required for additional infrastructure outside of the current scope	Scope not developed in time	The cost of the works and the duration	Client	03/02/2021	5 Current	5	4 High	4	20	Mitigate	Clear project delivery programme with key milestones and resource tracking				4	3	12	Open
PRG002	Business Case	Programme	Insufficient time in programme for CPO (assume funding has to be spent by March 2025)	Required for the HIF fund with Homes England	Something in principle and maybe required when called upon	The cost of the works and the duration	Client	03/02/2021	5 Current	5	4 High	4	20	Mitigate	Build CPO into programme assessing the worse case scenario				4	3	12	Open
PRG003	Business Case	Programme	Slippage	Length of programme affecting delivery of project		The cost of the works and the duration	Client	03/02/2021	5 Current	5	5 Severe	5	25	Mitigate	Monitor delivery programme and monitor key activities progress and resourcing				4	4	16	Open
PRG004	Business Case	Programme	Personnel staff changes	Absence of succession planning and intake issues	Project delivery compromised	The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	3 Moderate	3	12	Mitigate	Project resource document to define the capacity required. Resilience within project team				3	2	6	Open
PRG005	Business Case	Programme	Planning permission expiry	Risk that conditions will expire in the current time frame even with the additional provision of 2 years extension	Project delivery compromised	The cost of the works and the duration	Client	11/02/2021	5 Current	5	4 High	4	20	Mitigate	Clear project delivery programme with key milestones and resource tracking	New planning application			3	2	6	Open
Land & Legal																						
LL001	Business Case	Land & Legal	S6 agreement	Long time to formally agree	Lack of early engagement	Delay to project	Client	03/02/2021	5 Current	5	5 Severe	5	25	Mitigate	Early engagement with stakeholders to provide resolution				4	4	16	Open
LL002	Business Case	Land & Legal	S8 agreement	Long time to formally agree	Lack of early engagement	Delay to project	Client	03/02/2021	5 Current	5	5 Severe	5	25	Mitigate	Early engagement with stakeholders to provide resolution				4	4	16	Open
LL003	Business Case	Land & Legal	Side Roads Order required	The scheme will impact upon side roads	Lack of early engagement	The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Appoint dedicated SRO to manage				2	3	6	Open
LL004	Business Case	Land & Legal	S278 with private sector agreements	Long time to formally agree	Lack of early engagement	Delay of project	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement with stakeholders to provide resolution				3	3	9	Open
LL005	Business Case	Land & Legal	Subsidy control legal challenge	State aid replacement post Brexit.	Lack of early engagement	Increased cost of the works	Client	03/02/2021	4 Almost Certain	4		3	12	Mitigate	Appropriate legal advises				2	3	6	Open
LL006	Business Case	Land & Legal	Failed CPO	Failure/delay occur with CPO's	Lack of early engagement	The cost of the works and the duration	Client	03/02/2021	5 Current	5	4 High	4	20	Mitigate	Negotiate a deal and prepare a CPO in parallel				3	2	6	Open
LL007	Business Case	Land & Legal	CPO unsuccessful	Associated land agreement	Impacts to project funding	The cost of the works and the duration	Client	11/02/2021	5 Current	5	4 High	4	20	Mitigate	Funding would be in place to secure this at some point	Repeated			0	0	0	Closed
LL008	Business Case	Land & Legal	Differing view on procurement contract strategies and contract conditions of the various partners causing delay	Private sector cautious regarding the public sectors control over procurement strategy due to vested interest	Lack of early engagement	The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Infrastructure delivery agreement to set out procurement strategy. To be reviewed once funding is confirmed.				3	2	6	Open
Planning																						
PL001	Business Case	Planning	Lowes farm not allocated	Status to be acquired	Lack of early engagement	Change to scope	Client	03/02/2021	4 Almost Certain	4	3 Moderate	3	12	Mitigate	Changes the demand for the infrastructure and the benefit analysis	Have to redesign the infrastructures there will be lower volume of housing			2	2	4	Closed
PL002	Business Case	Planning	Additional planning permission for East West link to be developed	Planning permission for part of the infrastructure. East West link planning process has not started	Lack of early engagement	The cost of the works and the duration	Client	11/02/2021	5 Current	5	3 Moderate	3	15	Mitigate	Not enough time in programme				3	2	6	Closed
PL003	Business Case	Planning	Wider Development applications not consented e.g. impacts on SRN	Testing requirements for the development from HE.	Planning certainty delivery on the surrounding development. Impacts relating to the proposed freepont on highway capacity levels.	The cost of the works and the duration	Client	03/02/2021	3 Likely	3	3 Moderate	3	9	Mitigate	Early engagement with HE.	Redesign the work			2	3	6	Open
PL004	Business Case	Planning	Delays to discharging planning conditions	Issues with technical discharge of conditions.	Lack of early engagement	The cost of the works and the duration	Client	03/02/2021	5 Current	5	4 High	4	20	Mitigate	Dedicated planning resource to monitor the planning consents and discharges. Reworking of the application to meet planning authorities conditions				3	3	9	Open
PL005	Business Case	Planning	Phasing e.g. which element will be delivered first. Potential conflict with EIA regs as scheme is based on it being delivered as a single scheme. Potential for legal challenge	Control of the developments management being compartmentalised rather than delivery as one entity challenge		The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Addendum to EIA statements.	Section 73			2	2	4	Closed
PL006	Business Case	Planning	Potential clash/incompatibility with other network improvements - reworking of the other DCC projects and also HE projects	The rebalancing of other projects to account for the futureproofing of the project to align the projects in the area.		The cost of the works and the duration	Client	03/02/2021	5 Current	5	4 High	4	20	Take Opportunity	Reworking of other highway authority projects	Design work			2	4	8	Open
PL007	Business Case	Planning	Viability deliverability of the proposed mitigation measures e.g. flood storage areas	Objections from EA		The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement with EA to achieve a deliverable solution to flood zones and storage.	Design work			2	3	6	Open
PL008	Business Case	Planning	Lack of consistency between planning consents	Additional conditions inserted. And issues with technical discharge of conditions.		The cost of the works and the duration	Client	03/02/2021	3 Likely	3	3 Moderate	3	9	Mitigate	Dedicated planning resource with cross boundary engagement to manage discharge of planning conditions	Time spent with planners			2	2	4	Closed
Design																						
D001	Business Case	Design	Multi Authority Tech approval	Working with different highway authorities		Increased duration of the works	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Early engagement with Highways authorities and approvals to be included in programme				3	3	9	Open
D002	Business Case	Design	Unforeseen engineering works increase detail design / scheme costs	Complexities on the site i.e. Ground Conditions/buildability will take time to fully understand		The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Thorough site investigation and ground investigation to further improve the scope to de-risk the project.	Assume geo - redesign			3	3	9	Open
D003	Business Case	Design	Monitor traffic to assess mitigation measure. Condition in place to review. Deep Dale lane 6 months monitoring condition of planning	Design changes and mitigation to be remodelled		The cost of the works and the duration	Client	03/02/2021	3 Likely	3	3 Moderate	3	9	Mitigate	Resolve condition with highway authority	Assumption ties longer than planned			3	2	6	Open
Procurement																						
PR001	Business Case	Procurement	ECI too early	Scope, procurement and funding needed		The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Clear scope and objectives optimised as part of the Project Implementation Plan				2	3	6	Open
PR002	Business Case	Procurement	ECI too late	Scope, procurement and funding needed		The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Clear scope and objectives optimised as part of the Project Implementation Plan				2	3	6	Open
PR003	Business Case	Procurement	Lack of interest from contractors	Current climate reduces their appetite		Delay of project	Shared	03/02/2021	3 Likely	3	3 Moderate	3	9	Mitigate	Procurement and risk strategy to reflect market needs				2	2	4	Open
PR004	Business Case	Procurement	Supply chain constraints	Impacts of other large scale construction schemes limiting resources e.g. H52		The cost of the works and the duration	Shared	03/02/2021	4 Almost Certain	4	5 Severe	5	20	Mitigate	Procurement and risk strategy to reflect market needs				3	3	9	Open
PR005	Design	Procurement	Procurement of main Contractor - Traditional Contract	Due to the compressed timelines, there is a risk to the programme and cost of the scheme delivery of using a traditional contract	releasing of the LUF and the imposed DfT scheme completion date	The cost of the works and the duration	Client	27/01/2022	3 Likely	3	4 High	4	12	Mitigate	Appoint a DAB Contractor through a Framework	the MHA MSF4 framework is in place no later than Apr 22	There is a potential that the price of the scheme will increase based on the DAB contract fixing the completion date. It is also key to understand that the appointment of the contractor at the earliest opportunity, the success of the scheme maybe dependent on a longer ECI phase as possible.		2	2	4	Open
PR006	Design	Procurement	Appointment of Contractor through MHA Framework	The MHA MSF4 Framework is not in place by Apr 22, any further delays in appointing the contract may impact on the programme and cost	Delays in agreement by MHA partners	The cost of the works and the duration	Client	27/01/2022	2 Possibly	2	5 Severe	5	10	Mitigate	Conduct works prior to the appointment of the framework in Apr 22, so that all elements are ready to progress				2	2	4	Open
Health and Safety																						
HSE001	Business Case	Health and Safety	TM incident	Lack of supervision, rules and regulations		The cost of the works and the duration	Shared	03/02/2021	3 Likely	3	5 Severe	5	15	Mitigate	Appoint competent contractor. Utilises safe systems of work and designated traffic and pedestrian routes				2	3	6	Open
HSE002	Business Case	Health and Safety	H&S Incident	A serious health and safety incident occurs. Lack of supervision, rules and regulations		The cost of the works and the duration	Shared	03/02/2021	3 Likely	3	5 Severe	5	15	Mitigate	Appoint competent contractor that utilises safe systems of work and enforces strong HSE principles				2	3	6	Open
HSE003	Business Case	Health and Safety	Link road as evacuation route - flooding during construction	A flood occurs whilst working. Climate change and the impact. Access to be maintained as part of the planning and is used as an evacuation route and safety of the Contractors during the construction period		The cost of the works and the duration	Client	03/02/2021	3 Likely	3	5 Severe	5	15	Mitigate	Emergency plan to put in place and potential flood mitigation	Construction works use of the route delays construction			2	3	6	Open
Resource																						

	RE001	Business Case	Resource	Lack of resource during development	Planning for the future phases of the project to enable the correct levels resourcing available. Assessing the multi-disciplinary teams and consultants to drive the project		The cost of the works and the duration	Client	03/02/2021	4 Almost Certain	4	4 High	4	16	Mitigate	Project delivery to be put in place to identify resource requirements			0	0	0	Closed
	RE002	Land Aquation	Resource	Resources required during land acquisition/CPO	If DCoC do not have the capacity to conduct the land acquisition exercise at the required phase of the scheme there maybe an impact on Programme.	Lack of Resources	The cost of the works and the duration	Client	27/01/2022	4 Almost Certain	4	4 High	4	16	Mitigate	The scheme engage an external Land Agent, CDL Property Partner or Framework			3	2	6	Open