SAGE PROMPTS FOR CONSTRUCTION RISK

A. Deal screen

Analyse this deal for 2026 construction volatility risk. Use project type, program, procurement exposure, freight/import risk, and contract structure. Show: what changed, where the deal is exposed, what assumptions are unstable, and what I should verify before proceeding.

B. Buffer builder

Based on this project scope and program, suggest a practical extra cost buffer and time buffer for a short disruption case and a prolonged crisis case. Explain what drives the recommendation.

C. Margin stress test

Stress-test this feasibility. Start with my base case, then show a short disruption case and a prolonged crisis case. Include direct build uplift, freight/import uplift, contractor risk premium, prelims extension, holding cost extension, and profit/margin compression.

D. Program risk

Which packages in this deal are most likely to create lead-time risk or re-sequencing risk? Rank them and tell me how each one could blow out program and cash flow.

E. Procurement plan

Build me a procurement risk checklist for this project. Tell me which packages should be priced early, which suppliers I need backup options for, and what tender validity or reprice triggers I need to watch.

F. Contract review

Review this contract summary from an operator perspective. Tell me whether escalation risk is actually covered, whether I only get time relief, what exclusions shift risk back to me, and what I should clarify before signing.

G. Builder/tender comparison

Compare these two builder proposals for volatility risk, not just headline price. Which one gives me better protection on timing, procurement certainty, exclusions, escalation, and qualifications?

H. Walk-away test

Tell me what would have to be true for this deal to remain attractive under a prolonged disruption scenario. If too many assumptions need to go right, say that directly.

I. Investor/client summary

Write a short operator-style explanation of why we are adding buffer to cost and time on this project, in plain English, without sounding alarmist.

J. Challenge my assumptions

Act like a tough operator. Challenge my feasibility assumptions and tell me which ones look stable on paper but are actually vulnerable to delay, repricing, or risk transfer.