

OWNER CHECKLIST

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# The Pre-GMP Readiness Checklist

PREPARED BY  
Reltic VDC

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## 1. EXECUTIVE SUMMARY

Most of the cost and schedule risk on a project is decided before the GMP is signed, not during construction. By the time a problem reaches the field, the cheapest moment to fix it has passed. This checklist is a short, plain set of questions an owner, developer, or general contractor can run against a GMP package before signature. It will not replace a full review, but it will tell you quickly whether the price you are about to commit to is firm, or whether it is resting on assumptions that have not been tested. If several answers come back as no or not sure, the number is softer than it looks.

## 2. ENGAGEMENT CONTEXT

This checklist reflects the questions Reltic VDC works through on a Pre-GMP Readiness Review. It is written for owners and project teams to use themselves. Reltic VDC provides advisory services only and does not perform design, quantities, or BIM coordination. The model is never the deliverable.

## 3. PROJECT SNAPSHOT

Use this checklist when	Status
A GMP is about to be signed	Run it now
Design is not fully complete	Run it now
The schedule depends on long-lead items	Run it now
Allowances carry a large share of the price	Run it now

## 4. THE SIX QUESTIONS

<b>Price basis</b>	● AMBER	Can you see which lines are priced from real quantities and which rest on assumption?
<b>Allowances</b>	● AMBER	Is every allowance backed by a defined basis, or is it a round number standing in for scope?
<b>Contingency</b>	● AMBER	Is the buffer sized against this project type, or set by a flat percentage out of habit?
<b>Schedule</b>	● AMBER	Does the critical path carry any float, and are lead times confirmed against live quotes?
<b>Interfaces</b>	● AMBER	Is the scope at every package boundary owned by someone, with nothing falling in the gap?
<b>Clarifications</b>	● AMBER	Do any clarifications quietly move design-completion risk to you without added contingency?

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## 5. KEY FINDINGS

### On the price

Ask to see the basis of estimate, not just the bottom line. A clean total can hide how much of the number is measured and how much is inferred. Three questions settle it. Which lines are priced from real quantities? Which are assumptions filling gaps the drawings have not closed? And of the assumptions, which ones could move the total if they turn out wrong? If nobody can separate the firm from the soft, the price has not been tested, it has only been totaled.

### On the allowances and contingency

An allowance is a promise to find out later. Ask which allowances cover scope that is actually far enough along to price now, because those can be converted to fixed lines before signature instead of left to drift. Then ask how the contingency was sized. A flat percentage applied by convention has no relationship to the risk this specific project carries. A buffer sized to habit looks like protection and behaves like a guess, and it disappears on the first real change.

### On the schedule and interfaces

Find the critical path and check whether it carries any float. Then find the long-lead items on it and ask whether the lead times are confirmed against live vendor quotes or simply assumed. A schedule that closes neatly to the target date is not the same as one that survives procurement. Finally, walk the boundaries between packages. The work that falls between two trades, where each assumes the other has it, is exactly the work that becomes a change order with an argument attached.

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## 6. WHAT TO DO WITH THE ANSWERS

You do not need every answer to be yes. You need to know which ones are no, before you sign. Each soft answer is a place to convert an allowance, confirm a lead time, close an interface, or price a risk honestly into the contingency, while there is still room to do it cheaply. After signature, the same items become negotiations conducted from a weaker position, usually under schedule pressure. The point is not a lower number. It is a number that will hold.

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## 7. RECOMMENDED ACTIONS

- Read the basis of estimate, not just the total, and separate priced scope from assumption
- List every allowance and mark which ones can be converted to fixed scope now
- Test how the contingency was sized: against this project, or by flat percentage
- Find the critical path, check for float, and confirm long-lead times against live quotes
- Walk every package boundary and confirm the scope in each gap is owned by someone
- Flag any clarification that shifts design-completion risk to you without added contingency

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## 8. RELTIC VDC VIEW

*The questions on this page are simple, which is the point. The risk on a GMP is rarely exotic. It is the ordinary softness that nobody interrogated because the number looked finished and the schedule was tight. An hour with this checklist before signature is worth more than any number of change-order conversations after it. If the answers worry you, that is not a reason to delay the project. It is a reason to look harder while looking is still cheap.*

## Reltic VDC

Independent preconstruction and cost risk advisory.

### PRACTICE

Reltic VDC LLC, registered in Wyoming, US

### EMAIL

[info@relicvdc.com](mailto:info@relicvdc.com)

### PHONE

(844) 544-0011

### WEB

[relicvdc.com](http://relicvdc.com)

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