

**Title:** Performance of Build-Operate-Transfer Projects Risks' Cost Implications from Professionals and Concessionaires Perspectives

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**Abstract:** Determining cost implication of risk factors on performance of Build Operate Transfer (BOT) projects is a major focus of this study. One-hundred and seventeen structured questionnaires were used to collect information randomly from the respondents which made up of professionals such as Builder, Architect, Quantity surveyor and Civil engineer. Content analysis was carried out on the responses for validation; data were further analyzed with Mean Item Score using Risk Mean Index and validated with regression analysis. Meanwhile, the most common risk to all the projects executed are inflation, variation to works, change in government policy and fluctuating nature of foreign exchange with inflation being the highest on rating scale of 0.1 to 1.0 with corresponding cost implications and years. Against the background of the research outcome therefore, cost and time is used in this context as a model typifying the extent of risk implication experienced on the projects.