

# QS/EC Competencies in Europe

## The position of the QS/EC

CEEC study October 2017



Comité Européen des Economistes de la Construction  
The European Committee of Construction Economists



## Part 2 -> 2 questions !

- ◆ Team Building :  
the place of the QS/EC in the design /construction phase ?
- ◆ Process of design / construction phase / Schedule  
What the QS/EC does ?



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QS/EC Competencies Part 2

Answers received :

DENMARK

FINLAND

FRANCE

GERMANY

IRELAND

HUNGARY

THE NETHERLANDS

UNITED KINGDOM

*And soon ... Estonia – Spain - Switzerland*



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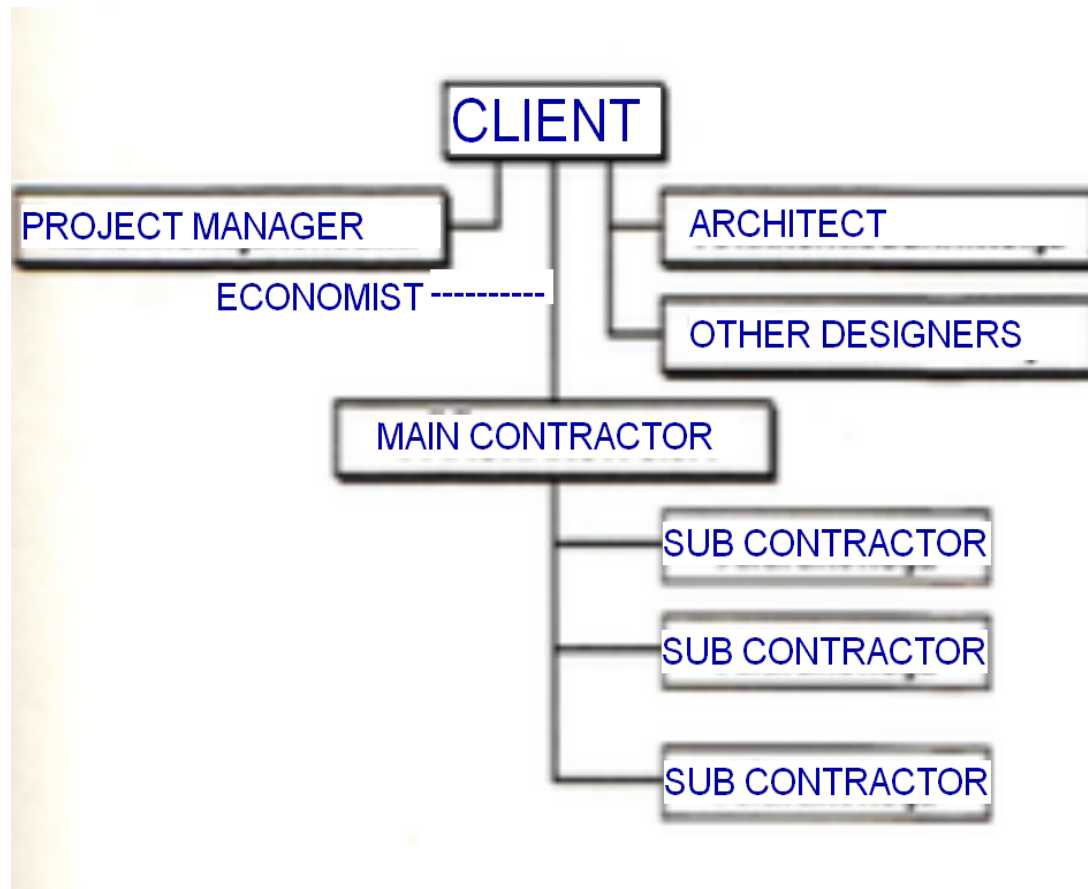


**FINLAND**  
*From Ari Joro*  
*RAPAL OY - Helsinki*



# FINLAND

## 1 // The building team





# FINLAND

## 1 // The building team

The customer/client is in the central point because he is the investor. The client will choose a project manager, who has basic economic skills. Real estate developer or project management contractor led projects are rather common too.

The client with the project manager will choose an architect, either directly, or through a public consultation or even an architect competition. The economist is usually hired at the beginning of design phase by the project manager (sometimes the architect) with the client. The project manager will choose several skills through structural engineering, thermal, electricity, environment, scenography, kitchen equipment and so on.

The project is then defined by the project management team, first in a summary way, and then in a more detailed way according to the progress of the studies, more economic skills and the economist is then needed. Design stage is usually in two phased and economic feasibility will be checked twice.

When design stage has been completed for tenders, a call for tender will be launched for the main contract and HVAC and electrical subcontracts. Once the companies are known, the site can start, minor subcontractors can be chosen later. The project manager will then interface between the various players in the project management team, the client and the contractors. The architect is officially required as a Chief Planning Officer.

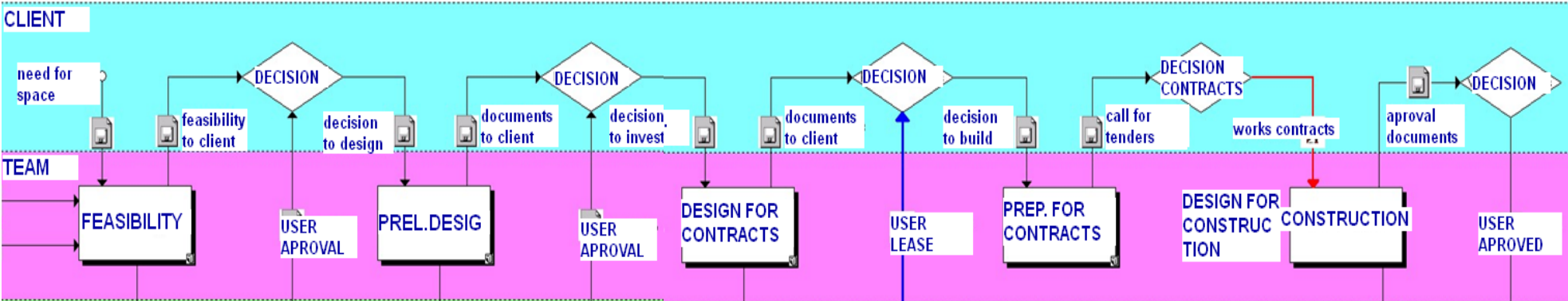
The economist or the architect is never the leader of the project management team in construction phase there is always project manager, usually hired consultant, some clients have own project managers.

The main requirement for a building permit for a site governed by a detailed city plan is that the construction project conforms to this plan. A deviation from a detailed city plan requires a deviation approval.



# FINLAND

## 2 // Schedule



## FINLAND

### 2 // Schedule

Definition of the program, usually with an economist. The budget of an operation based on the program, feasibility studies with estimation.

During two design phases, the architect and the entire project team will refine the project and define the building more and more precisely. The architect will define, in agreement with the client, the materials and the constructive modes. Materials of different manufacturers will be prescribed through a descriptive document. The economist will define the price of the building based on designs in both phases.

In tendering stage administrative formalities are established and officials and companies are consulted on the project by designers and the project manager.

Usually Bills of quantities that will be given to contractors during tender are not used, contractors can buy Bills of quantities based on tender designs from QS consultants who sell them to all contractors.

The project manager will analyze all the offers according to the pre-defined selection criteria. He will explain his analysis to the client who will be responsible for decisions selecting the contractor for each of the trades.. Financial accounting update based on tenders. Building permit is needed before construction start.

Mainly, the project manager will lead and direct the works throughout the duration of the works. The economist is only needed in building disputes.

The final acceptance by the client and the site is finished. Now comes the time of the administrative and financial closing of the operation. The economist is only needed in adjudication or even in court.

