

QS/EC Competencies in Europe

The position of the QS/EC

CEEC study October 2017



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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

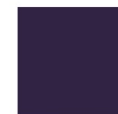
THE NETHERLANDS

UNITED KINGDOM

And soon ... Estonia – Spain - Switzerland



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IRELAND
*From Gerry O’SULLIVAN
MULCAHY McDONAGH & Partners*





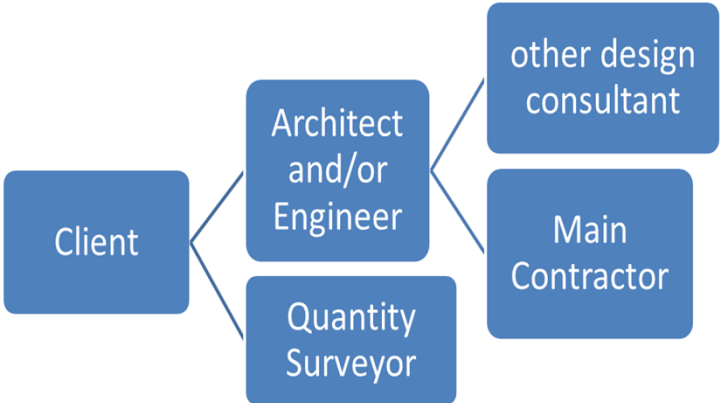
IRELAND

1 // The building team

Cost Consultant engaged either direct by Client or by Architect/Engineer as part of the Design Team

Role to advise client/design team on preparation of cost estimates/ cost planning/ value engineering/ procurement options/ tender documentation/ tender reports/ cash flow analysis/ post contract cost management including negotiation of claims and valuing of changes /payments and final accounts/

EMPLOYER DESIGNED CONTRACTS



IRELAND

1 // The building team

Cost Consultants also engaged by most Contractors to prepare estimates, price tender documents, procure subcontract tenders/ cash flow analysis/ post contract cost management including submission of claims/quotes for changes/claims , claims for interim and final payment, negotiations of final accounts

Cost consultants may work in building, civil engineering and service sector of construction -some may specialize in one sector.

Some cost consultants are engaged by either clients or contractors as specialists in preparing claims including delay and prolongation claims and disputes

Some cost consultants act as Court/Arbitration expert witnesses and in addition practice as arbitrators/ adjudicators/ conciliator-mediators



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2 // Schedule

STAGE 1 PLANNING STAGE (PUBLIC) – i) Feasibility Stage (Private) RIAI Works
Stage 1 -Inception

Step 1 = The cost consultant will cost estimate the feasibility studies and issue a preliminary report to assist in developing the definitive project brief – preliminary brief report including capital costs and sometime comment on life cycle costs – the project programme will be agreed with the client and design team – cost consultant will assist

Client confirms approval of design and design expenditure



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2 // Schedule

STAGE 1 PLANNING STAGE (PUBLIC) –ii) Design Stage (private)RIAI Works
Stage 2 -Outline Proposals

Step 2

-Design team assess output requirements – budget checked- value management- procurement strategy -contract type



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2 // Schedule

STAGE 2 PLANNING DEVELOPED (PUBLIC) –ii) Design Stage (private) RIAI Works
Stage 2 -Outline Proposals

Step 3

- Develop outline sketch scheme – Cost consultant prepares outline cost plan -identifies cost risk – client/DT review and assess outlines design and outline cost plan



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2 // Schedule

STAGE 2 PLANNING DEVELOPED (PUBLIC) –ii) Design Stage (private) RIAI Works Stage 3 -Scheme Design

Step 4

- Develop the approved outline design/prepared for statutory approval/ develop the cost plan /value engineering options/assess buildability of design/ review cost risks/ review project programme/schedule / On completion client approves design and cost and scheme submitted for statutory planning approval



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2 // Schedule

STAGE 2 PLANNING DEVELOPED (PUBLIC) –ii) Design Stage (private) RIAI Works Stage 4 -Detailed Design -Building Regulations/Works Stage 5 Production Information

Step 5

- Subject to outcome of Planning – proceed to develop detailed design-cost consultant will review the developed cost plan as design is developed -prepare a pre-tender cost check



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2 // Schedule

STAGE 2 PLANNING DEVELOPED (PUBLIC) –iii) Tender (private) RIAI Works Stage 6 -Tender action -Stage 7 Project Planning

Step 6

Agree procurement options -select tenderers – (pubic procurement) -prepare Bills of Quantities -on all public projects over 0.5 million euro in value a Bill of Quantities is essential and the quantities are at the client’s risk- prepare and issue tender documents – on receipt of tenders analysis offers and prepare tender report- cost analysis and based on tender programme payment cash flow – where budgets exceeded advise / negotiate savings



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2 // Schedule

STAGE 3 IMPLEMENTATION (PUBLIC) –iv) Construction (private) RIAI Works Stage 8 -Operations on Site and Completion

Step 7

Manage change controls for costs/ assess payment applications and issue recommendations for payment for architect/engineer to certify/ issue regular cost reports (minimum every 2 months) /monitor contractor's progress and update cash flow requirements/ value changes/ value and advise on contractor's claims/ prepare final account / negotiate contractor's claims where authorized



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