

The advantages of construction management construction essay

[Business](#), [Management](#)



Construction Management is a specialised direction pattern dwelling of an agreement of services applied to building undertakings and plans through the planning, design, building and station building phases for the intent of accomplishing undertaking aims including the direction of quality, cost and clip.

It is besides a faster pathway procurement method which enables work to get down on the early phases of building while the design and certification of subsequently trade bundles are being finalized. For case, a client engages a building director to form, allow and oversee the trade bundles. Construction direction is utile in unstable economic and industrial climes by assisting to cut down the clip and cost of undertaking bringing. Clients can alter the specifications of subsequently trade bundles harmonizing to altering undertaking demands. Construction direction is a subject and direction system specifically created to advance the successful executing of capital undertakings for proprietors. These undertakings can be complicated.

The building director seeks to accomplish a smooth inter face between trade contractors. This is an of import factor as the successful completion of one trade bundle is to a big grade of reliant upon the satisfactory execution of earlier or related bundles. The building director must be after the plants to guarantee continuity and avoid possible hold claims against the principal. Construction direction is possibly best summed up as the procurance path whereby interior decorators design, trade contractors detail and present their bundles, and where the building director manages the procedure, go forthing the client to take and accept the hazard on a undertaking for which

they are finally responsible. The state of affairs, duties and hazards may change significantly between building directors.

The Advantages of Construction Management

The execution of these direction activities turns the planning, design and building procedure into one which generates value and maximizes control. These activities add predictability to the result of the undertaking from the planning stage to the completion of building. A more professional Service is provided.

Construction Management (CM) is recognized as a “ professional service ” . Therefore, even in public undertakings, the proprietor has the right to choose a CM house based on the company reputation and personal making. Duty is besides stand an of import issue in building direction. A building director is frequently selected early in the budget development procedure before the design squad is selected to help the proprietor in set up a budget and agenda that will be used to protect all funding, and so procure suited and competitory design proposals. In add-on, it besides improves the concern between the contractor and the proprietor. Generally, a general contractor typically is less motivated to work with the proprietor to better quality and costs, and is more focussed on maximising their net income. A greater teamwork is formed in this undertaking.

Normally, the proprietor selects the squad such as undertaking director to stand for the proprietor under the building direction based upon their path record. The relationship of a building director with a client is normally as an

add-on of the client's staff hired for the intent of advancing undertaking teamwork besides cost, agenda and quality control on the undertaking. Greater staff flexibility is besides one of the advantages of building direction. For case, a building director can give an proprietor greater flexibility in covering with income and resettlement of workers within the owner's staff.

The execution of building direction improved the cost control and provides greater dependability and creativeness. A building director typically provides cost gauging during the initial proprietor budgeting procedure, and farther cost estimating and value technology during the design stage of a undertaking, dearly-won and clip consuming. Value technology and cost decrease thoughts are identified when they can still be implemented into the design. It besides improved the communicating within the squad. For illustration, that building directors frequently work for proprietors on subsequent undertakings, lessons learned as a squad on one undertaking are applied to future work.

Disadvantages of Construction Management

While Construction Management may be good in some fortunes, proprietors should acknowledge that it may besides hold some disadvantages. The most important disadvantage of many Construction Management undertaking agreements is that important parts of the entire services for which the Construction Manager is remunerated are non capable to competency command. Consequently, it is much less likely that the Owner will be charged the lowest possible ' market rates ' for these services. A 2nd

normally seen disadvantage is the open-ended nature of many Construction Management contractual agreements, which unnecessarily expose the Owner to the hazard of unforeseen cost additions.

Depending on how the Construction Manager is to be remunerated, there may be a constitutional deterrence for the Construction Manager to minimise costs (e. g. if there is a cost plus a per centum constituent in the Construction Management services contract) .

There can besides be a constitutional deterrence to finish the work every bit rapidly as possible (e. g. if the Construction Manager is paid extra money for extra clip spent on the undertaking) .

Contractual agreements that may hold this consequence should be avoided. Alternatively, under CM as Constructor, and particularly when no fast-tracking is intended, these concerns can be mitigated by set uping a guaranteed maximal monetary value, or by change overing the Construction Management services contract to a stipulated monetary value building contract prior to the beginning of building. Unless and until this happens, Owners should be cognizant that the Construction Manager is non contractually committed to the building cost estimation and that there exists the potency for important unforeseen cost additions. (This may be slightly offset nevertheless by the Construction Manager ' s desire to keep a reput for run intoing budgets.) While the security provided by a guaranteed maximal monetary value, or a stipulated monetary value, is frequently attractive to Owners, it should be borne in head that this security comes at a

monetary value, since the guaranteed maximal monetary value or stipulated monetary value will invariably include a ' cushion ' to cover hazards which may or may non happen.