

Project and Cost Control

Module Descriptor

Module Code: BSU5PCC

Version: 4.00

Status: Final

Date: 14/04/2022

Summary Module Details

Module details

Module Title: Project and Cost Control

Module Leader: Lesley Callander

Module Mode: Supported online learning

Semester: Autumn (UK)

Level: 5

Credits: 20

Learning Hours: 200

Contact and Study Hours

Directed Study Time: 90hrs (45%)

Self-directed Study Time: 50hrs (25%)

Assessment Study Time: 60hrs (30%)

Assessment Type

Coursework: 100%

Computer Marked Assessment: 0%

Self-directed Research Project: 0%

Portfolio: 0%

Module Summary

This module aims to provide the student with an understanding of the activities relating to project cost control, within the scope of the building surveyor. The approach is to move chronologically through the pre-contract stage, involving the preparation of an outline cost plan and approximate estimates, through to the contract and post contract stage of a project.

The importance of considering lifecycle costs and the maintenance management of a building are covered, along with sustainability in relation to its impact on cost. Contract documentation and contract administration are then considered, together with post-contract cost control issues.

Taken on which Programmes

BSc (Hons) Building Surveying (C)

Core (C) or Elective (E)

Module Aims

This module aims to:

- Establish a theoretical and practical understanding of how the costs of construction can be controlled, both at the pre-contract and post-contract stages;
- Provide an understanding of how alternative design solutions impact on lifecycle costs, and the methods used to establish such costs;
- Provide an overview of contractual issues, including procurement strategy, forms of contract, contract documentation, contractor selection and key issues relating to contractual administration.

Module Learning Outcomes

- LO1. Demonstrate knowledge and critical understanding of the principles of project and cost control in the context of the building surveyor's role and support the ability to investigate, analyse and apply judgements in advising relevant stakeholders.
- LO2. Identify the factors that can affect the cost of a building at both the pre-contract and post-contract stages and how to control costs by assessing design solutions and lifecycle costs.
- LO3. Discuss procurement strategies and the processes used in contractor selection and understand their role in financial control.
- LO4. Demonstrate an appreciation of standard forms of contract, contract documentation and contract administration processes.

Indicative Module Content

Module topics

- **Impact of design and maintenance of buildings on life cycle costs**
Considers how decisions made during the design of a building and also during its subsequent use can impact on the cost of owning and using a building and therefore the impact on its life cycle costs. Explores topics such as Building Information Modelling (BIM) and "soft landings".
- **Cost considerations**
Identifies design factors which affect the cost of buildings by considering factors such as the shape of a building, circulation space and height. Also examines the factors affecting the cost of key elements of a building.
- **Pre-contract cost control principles**
Provides an insight into the need for pre-contract cost control and an overview of the techniques used at the various stages of the design process including value engineering.

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- **Life cycle costing and sustainability**

Examines the importance of considering not only initial costs of construction but also the future costs associated with owning and running a property after construction. Identifying issues relating to sustainability as appropriate. Explains the calculations used to compare life cycle costs of alternative design options allowing recommendations to be made to a client as part of the value engineering process. The impact of sustainability factors is considered within the above as applicable.

- **Contract procurement strategy**

Explains the methods available for contract procurement and the selection of appropriate forms of contract.

- **Standard forms of contract**

Introduces the wide range of contract documentation that is used with construction contracts and identifies the purpose of the specification and bills of quantities. Provides an overview of the main standard forms of contract in use in the UK and internationally.

- **Estimating principles**

Explains the principles of the estimating process undertaken by the contractor in order to price tender documents.

- **Contractor and sub-contractor selection**

Explains the procedure for selecting a contractor or sub-contractor for a construction project and how tenders are evaluated.

- **Contract administration and post-contract cost control procedures**

Provides an overview of the provisions of standard forms of contract with regard to the contract administration and financial management of the works, payment thereof and gives an introduction to dispute resolution.

This content will be reviewed and updated regularly to reflect the legal, moral and financial changes in professional standards and practice.

Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2	Assessment 1 Coursework	1,600	40%
LO1, LO2, LO3, LO4	Assessment 2 Coursework	2,400	60%

Module Pass Mark (as a weighted average of all assessments): 40%

Key Module Learning Resources

Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module website and is updated regularly to ensure materials are relevant and current.