Index

Act of covered works, xxix, 99
Additional works, 91
Applicant, xxx, 56
Area plan, 31–4
Assessment of payback time, 14
Basic design, xxv, 70, 74, 82
Bidder, 60, 74, 79
Bidding-invitation documents, xxxi, 43, 59, 66
Bill of activities, xxxi, 101
Bill of quantities xxxii, xxxvii
Building costs, 8
Building permit, 77
application, 78
Building procurement, xxx, 4
Building site, xxii, 84, 95, 99
diary (log), xxix, 93, 97
Ceiling price, xxxix, 19, 81
Change order, 94, 99
Competitive bidding, xxx, 44, 47, 49, 56
Contract
documentation, 85
preliminary conditions of, 78–81
price mechanism, xxxvii, xxix
Contractor
selection, 81–5
Cost control, 99–102
Cost estimate (cost plan, budget), xxxiv, 26, 29, 104
Cost-reimbursement contracts, xxxvii, 101, 102
Declaration of conformity, 96
Demolition design, xxvi
Design
contest, xxx
contract, 52, 63
management, 72–5
preparation phase, 62–5
Design and build contractor, xxvii, 4, 17, 39
Detailed area plan, xxi, 40, 44
Detailed unit price estimate, xxxiv, 45, 47
Direct (prime) contractor, xxvii, 105–6
Duration of profit accounting period, 14
Feasibility studies, 24–31
Financial scheme, 16–20
Final settlement, 112
Fixed lump sum, xxxvii, 44, 46, 53, 67, 81
Fixed price, xxxvii, 43, 102
Framework contract, xxxi, 39, 69, 119
Functional analogy method, xxxvi, 8
General conditions of contract, xx, 68, 104
General contractor, xxvi, 80
Good construction practice, xix, 59

Land purchase, 3, 7, 20
Loan contracts, 20

Maintenance and operating instructions, xxv
Mandatory contract, xxxi, 92, 10
Mediator, 89
Methods of cost planning, xxxvi

Needs and profitability analysis, 6–15
Negotiations, 66
Net present value, 14

Object estimate, xxxvi
Owner’s supervisor, xxix, 53, 75, 92

Partnership, xxx, 14, 43
Performance design, xxvi
Performance guarantee, 87
Plot of land, 10, 16, 86
Price indexing, 80
Price mechanism, 35, 63, 79, 101
Price on schedule, xxxviii
Principal adviser, xxi, 21, 55, 62
Preliminary design, xxiv, 19, 35, 46, 72
Procurement
contract, xxx, 115
path, 42–55
programme, 84
scheme, 3, 35

Professional construction management, xxviii, 25, 43, 49
Profitability calculation, 16
Project, xxiii, 2, 5, 13
completion, 114–5
management, xxiii, 5–6
Project statement, 2–5

QSC calculations, xxxix, 68, 70
Quality certificate, 96, 99, 115
Quality management, 92, 94–9

Reconstruction, xxi
Renovation, xxi
Repairs, xxi
Resource estimation method, xxxvi, 18, 74

Scheme, xxiv
Scheme design, xxiii, 7, 15, 35–40, 103
Servitude, xxii, 23, 27
Specification, xxxiii, 16, 46
Structural-analogy method, xxxvi, 10
Subcontractor, 45, 54, 80
Surveying drawings, xxvi

Tailor made price, xxxviii, 57
Target cost, xxxviii, 39, 102
Tendering, 58–9

Unit price, xxxii, xxxiv, 45, 88

Warranties, 24, 80
period, 116–7
Working drawings, xxv, 52, 72, 75