

ABSTRACT

Title: Construction Programming and Cost Controls

Sub-Title: An investigation into the importance of properly monitoring construction programmes and cost control systems, and the benefits of knowledge transfer on construction projects.

Researcher: Brian Doherty

Supervisor: Brian Graham

Submission Date: August 2010

Purpose: Due to the ever-increasing competition and current climate in the construction industry, this has led construction companies to become more competitive in their projects. The aim of the research was to highlight the importance of proper monitoring construction programmes and to examine what cost control systems that are in place. This will help all staff realise the importance of monitoring construction programmes and cost control systems by suggesting recommendations to implement in future projects.

Methodology: A comprehensive literature review was undertaken to get a better understanding of programming/planning, cost control systems and knowledge transfer. The advantages of these were identified. For the primary research a case study was conducted on a large construction contractor in Ireland by means of semi-structured interviews and a questionnaire to look at how their construction programmes and cost control systems were monitored and any recommendations for improvements. The participants were from director level down to site engineer level all with adequate experience in building and civil works.

Findings: The literature review documented all the advantages that proper programming, cost control and knowledge transfer would bring to a project. The questionnaire identified how the company was currently performing in the relevant areas and as a result it gave rise to a few recommendations. From the research of the interviews a number of findings and recommendations were also identified. These include the company having well trained resources to engage in-house training sessions of personnel and how the importance of monitoring programmes and costs has to be transferred to each individual on site by knowledge transfer. To report the reasons for slippages of all programme activities back to the estimating department to prevent or make allowances for in future projects. When developing programmes there needs to be an input from construction teams with onsite experience. Also cost ownership was documented to help control costs. Further research is needed in the form of case studies to investigate what our competitors are doing differently in programming and cost control in order to maintain a competitive edge while continuously striving for improvements in the company's existing practices.

Keywords: Proper Monitoring, Cost Ownership, Knowledge Transfer, Competitive, Programmes, Cost Control Systems.