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An Introduction To Building Procurement

Building procurement systems are the organisational structures within which the desgn and construction of building projects take place. The intention of this guide is to provide construction students and junior professionals with sufficient information about the systems to ensure an awareness of the main methods that are currently available and their principal advantages and drawbacks.

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The procurement stage of the building process is critical to the success of any building project, and as such must be understood by everybody entering the industry. Introduction to Building Procurement is designed to familiarize the novice with the principles and methods of building procurement, starting at the most basic level.

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Introduction to Building Procurement Systems, 2nd edition provides construction students and junior professionals with sufficient information about the systems to ensure an awareness of the main methods available.

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An Introduction to Building Procurement Systems. J.W.E. Masterman, Dr Jack Masterman, Jack Masterman. Routledge, Sep 2, 2003 - Architecture - 256 pages. 0 Reviews. First Published in 2003. Routledge is an imprint of Taylor & Francis, an informa company.

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The procurement stage of the building process is critical to the success of any building project, and as such must be understood by everybody entering the industry. Introduction to Building Procurement is designed to familiarize the novice with the principles and methods of building procurement, starting at the most basic level. With chapter summaries and tutorial questions provided throughout the book, the reader will get to grips with the following topics: the structure of the construction industry the nature of clients the historical development of building procurement methods the roles and responsibilities carried out in any project. Having developed the necessary background knowledge, the reader is then introduced to the more complex aspects of procurement in detail, such as: methods of paying contractors the main procurement routes in use standard forms of contract. The concluding chapter discusses emerging procurement trends, and speculates on future developments to bring the reader right up to speed with the modern industry. With its clear layout and highly accessible approach, Introduction to Building Procurement is the perfect introductory text for undergraduate students and professionals starting out on a career in quantity surveying, construction project management or construction commercial management.

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As an industrial process, construction is unique. The procurement processes used to achieve the successful completion of built assets requires a different approach to that adopted in most other industries, due to the design of buildings being bespoke and the sites being geographically varied. The procurement process is central to the success of any construction project and many of the problems which impact construction projects can be traced back to the procurement phase, so a good understanding of the methods of procurement, the development of a procurement strategy and the influence it has on project success is essential for all those working in the industry. Much has changed in the global construction industry since publication of the second edition of Building Procurement, for example the increase in debt burden of many major economies, widespread adoption of Building Information Modelling (BIM) Technology in the industry and the United Kingdom's exit from the European Union. This new edition has been rewritten to take account of these significant developments, but at its core it continues to provide a critical examination and review of current procurement practices in the UK, continental Europe (including EU procurement procedures), China, Middle East and Sub-Saharan Africa and the USA. It retains its original strong emphasis on the need for clients to establish achievable objectives which reflect the project business case and focuses on development of suitable strategies and management structures to meet those objectives in the current construction climate. Building Procurement will be essential reading for senior undergraduate and postgraduate students of construction management and practitioners working in all areas of construction management.

Procurement Systems details the whole spectrum of procurement issues in the construction industry, starting with the client /customer and running through managerial, cultural and IT-based issues. The book commences with an overview of previous work and a section on selection criteria is provided to enable practitioners to make their choices of procurement form. Importantly, performance comparisons of different procurement forms are discussed and the main emphasis of the book is to highlight best practice based on the most up-to-date research. One chapter deals specifically with developmentally orientated procurement issues in NICs (newly industrialised countries), where best practice is assessed from a different set of perspectives. The authors contributing to this book are among the most highly respected and eminent in the field.

Procurers and contractors increasingly need practical guidance for the strategic procurement of building services. Clients seeking to improve the delivery performance of the construction industry are increasingly using alternative procurement arrangements. These modern arrangements attempt to deliver a more strategic approach to achieving value for money. Yet little thought is ever given to the strategic importance of building services. No other single aspect of a project will affect project success more than the timely delivery of a fully functioning services installation. Beyond the normal considerations of time, cost and quality, building services have a series of unique requirements not normally considered. For the first time these unique requirements are combined in a single text, providing the reader with the definitive guide to building services procurement. The text reviews each of the major critical success factors and clearly explains the supporting processes that must be enacted to ensure success. It reviews the general nature of procurement systems and construction projects, and then explores the increasing importance that building services play both in the construction process and in determining success for the client. Each significant stage within the procurement process is explored by explaining its importance and showing what decisions need to be made to develop a cohesive strategy. It concludes by giving a step-by-step guide to clearly develop and implement a building services procurement strategy.

Can contractors and specialists add value to a project by their early involvement in design, pricing, risk management and programming? How can this be structured and what role do contracts have to play? What is the impact on procurement and project management? Commentators from Banwell to Egan have recommended earlier contractor appointments, and this has also been linked to successful project partnering. How are the two related? Early Contractor Involvement in Building Procurement considers the case for a two stage procurement approach based on a system of agreed project processes during the preconstruction phase. It examines the ways in which a contract can describe and support this model throughout its procurement, partnering and project management, and is illustrated with case studies taken from projects and programmes across the construction and engineering industry. The roles of the various parties involved, the obstacles they encounter and the benefits they can achieve are examined in detail. There is practical guidance on how to improve speed, economy, sustainability, change control, dispute avoidance, and client satisfaction. This book bridges the gap between contract law, partnering and project management and will be essential reading for middle and senior management at construction contractors, consultants and clients in both the public and private sectors.

This second edition of Building Procurement has been revised to take into account recent developments in procurement, such as the Private Finance initiative, as well as some of the recommendations in the Latham Report and its working groups. The author sets out the basics of the building process, the principal players, along with general conventions and background information on building contracts and conditions of appointment for consultants. Fourteen case studies, based on real projects principally from the author's experience, are included to illustrate the progressive nature of procurement in practice. Examples of good and bad procurement decisions are given in the studies, with a postscript and comment on the reasons for success or failure.

Many client organisations occupy large and often diverse property estates which require significant expenditure on maintenance, alterations, refurbishment or small-scale new building work. Effective organisation and efficient allocation of resources are essential to ensure that the works are carried out successfully. This book provides a detailed introduction to small works procurement and management within the large client organisation, a significant sector of the construction industry which has hitherto been neglected by researchers. In the large organisational context, characterised by large property holdings perhaps over wide geographic areas, the importance of ensuring maximum efficiency of resource use is crucial. If the regular and numerous work which is required throughout the year is not carried out in line with organisational goals then the core business will suffer. The book focuses on the suitability, efficiency and effectiveness of procurement, organisation and management of small works, and outlines the main stages in the formulation and implementation of well-defined and measurable objectives. Overall it will enable the reader to understand the decision factors involved in designing a small works procurement strategy. The Procurement and Management of Small Works and Minor Maintenance is an indispensable reference for all facilities managers, consultants and contractors. It is also useful reading for undergraduate and postgraduate courses in building, construction management, maintenance and facilities management.

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