

Cost Management- M&E, UK Approach

Cost Management – M&E, UK Approach Presentation Neil Kelsey

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Topics to cover:-

Cost Planning

- Cost Planning – M&E Estimate Approach
- M&E Consultant role

M&E Consultant- Tender

- Tender Documentation – M&E Documentation
- Tender Analysis – M&E Consultant Role

M&E Consultant – Post-Contract

- Valuations
- Variations (Change Orders)
- Final Account

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Newer Approaches

- Early Contractor Involvement
- ProCure 21+ (Health Framework)

Questions / Debate???

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- **Cost Planning**

- Cost Planning – M&E Approach
 - Quantity Surveyor prepares estimate (Architectural & Civil)
 - M&E Consultant prepares M&E Estimate
 - Liaison between two disciplines
 - Quantity Surveyor submits estimate to Client
- Usual that Design Team each has a direct appointment with the Client
- M&E Consultant Role
 - Prepares Design
 - Liaises with Architect and Design Team
 - Design produced at each stage (usually RIBA Plan of Work)
 - Estimate produced for each stage

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- **M&E Consultant - Tender**

- Tender Documentation – M&E Documentation
 - M&E Consultant prepares tender documentation
 - Coordinates with Design Team and Lead Designer and / or Project Manager
 - Liaison between all Design Team Members
 - Quantity Surveyor usually collates and issues Tender Documentation
 - Clarifies and M&E tender queries
- Tender Analysis – M&E Consultant Role
 - Returned Tenders submitted to Client or Quantity Surveyor
 - M&E Section analyzed by M&E Consultant
 - M&E Consultant issues comments to Quantity Surveyor
 - QS prepares and issues Tender Report

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- **M&E Consultant – Post-Contract**
 - Construction Operations
 - Answers Technical Queries or Requests for Information
 - Attends Site Progress Meetings
 - Liaises with General Contractor and M&E sub-trades direct
 - Valuations
 - General Contractor issues Application for Payment (Draw) to Quantity Surveyor
 - M&E can be issued direct to M&E Consultant or Quantity Surveyor can issue
 - M&E Consultant issues comments to Quantity Surveyor on Application
 - Application will include Variations (Change Orders)
 - Quantity Surveyor makes assessment of Valuation and advises General Contractor
 - Quantity Surveyor issues Interim Valuation; Architect issues Interim Certificate

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- **M&E Consultant – Post-Contract (cont.)**
 - Variations (Change Orders)
 - General Contractor issues to Quantity Surveyor
 - Quantity Surveyor gets M&E to comment and advise on M&E sections
 - M&E Consultant will advise on quantum of Change Order
 - Quantity Surveyor issues response accepting or advising of assessment of quantum to General Contractor
 - Final Account
 - General Contractor issues Final Account assessment to Quantity Surveyor
 - Quantity Surveyor gets M&E to comment and advise on M&E sections
 - M&E Consultant issues comments to Quantity Surveyor on quantum of Final Account
 - Quantity Surveyor 'negotiates' Final Account with General Contractor
 - Input from all Design Team required

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- **Newer Approaches**

- Early Contractor Involvement
 - Appointment of Contractor early in design process
 - Constructability advice of General Contractor
 - M&E Sub-trade can be involved or GC's M&E coordinator
 - Teamwork with all involved; not 'them and us' situation
- ProCure 21+ Framework
 - Framework for General Contractors in UK – 4 year duration with option of further years
 - General Contractor acts as lead and appoints Design Team
 - M&E Consultant part of Design Team
 - Can facilitate direct involvement with M&E sub-trades
 - Tender v. Final Account = close relationship