



Moss Construction Cost Management Inc

# The Future of Quantity Surveying

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## Background

- Trained in the UK as a Quantity Surveyor
- Extensive International Experience
- 20 years in cost management
- 8 years USA



# The Future of Quantity Surveying

- Context
- Role
- Competencies
- The Future
- Summary
- Q & A



# Context





- 110,000 members in 120 countries
- 20% based outside UK
- 16 Faculties
- Construction faculty – 40,000 members
  - Chartered Quantity Surveyor
  - Chartered Construction Surveyor



- 27 National Associations
- 5 Regions/territories:
  - Americas, Africa, Asia & Middle East, Europe, Oceania
- Americas:
  - USA, Canada, Bermuda ...
- RICS USA
  - 600 Members
  - 8 Chapters



## Perception of the Quantity Surveyor

- “Number Cruncher”
- Estimator
- Counts bricks
- Technically oriented
- Old hat
- Boring



## Perception of Cost Engineer

- “Number Cruncher”
- Estimator
- Counts equipment
- Technically Oriented
- Old Hat
- Boring



# Role of the QS



## The Role of the QS

- The QS

“skilled in all aspects of the construction process and building life cycle”



# The Role of the QS

- The QS

“able to manage cost efficiently,  
equating quality and value with  
individual client needs”



# The Role of the QS

- The QS

“must have strong financial,  
analytical, interpretive and  
teamwork skills”

...sound familiar..?



## Historic Role

- Measurement, quantification, preparation of Bills of Quantities
- Preparation of contract documents
- Cost Planning
- Cost Control
- Procurement advice
- Contract administration



## Contemporary Role

- Client advocate and representative
- Construction design and economics
- Construction planning & procurement
- Construction administration and management
- Project management



# Moving Forward

- No standing still
  - Proactive
  - Expectations
  - Competition
- "Shrinking" world



# Competencies





# Competencies

- Mandatory
  - For all chartered surveyors
- Core
  - Discipline specific
- Optional
  - Reflects specialism/area of practice



# Mandatory Competencies 1

- Codes of Conduct
- Professional practice
- Data collection, retrieval and analysis
- Customer care
- Environmental awareness
- Health & Safety



## Mandatory Competencies 2

- Law
- Oral Communication
- Self management
- Teamwork
- Written/graphic communication



## Core Competencies

- Design Economics and Cost Planning
- Measurement & Costing of Construction
- Contract Practice
- Conflict avoidance, management & dispute resolution
- Construction technology and environmental services



# Optional Competencies 1

- 160 available
- Examples:
  - Accounting principles & practices
  - Capital allowances & grants
  - Commercial management of construction
  - Contract administration
  - Economic Development
  - Development Appraisal



# Optional Competencies 2

## More Examples:

- Financial Risk Management
- Procurement
- Project audit
- Project cost & financial control
- Project evaluation
- Project process & procedures
- Project strategy
- Risk management



# AACE Core Requirements

- Supporting Skills & Knowledge
- Cost Estimating
- Cost Control
- Planning & Scheduling
- Contract Management
- Economic Analysis & Business planning



# Common Ground



- Professional
- Standards and practices
- "Total Cost Management"
- Specialized focus



# The Future



# The Future

- Roles:
  - Auditors
  - Facilitators
  - Leaders
  - Managers... of the development process
  
- Trends:
  - Multi-discipline practice
  - Decentralization of staff, service, market
  - Sustainability



# The Future QS

- "Number Cruncher"
- Estimator
- Counts bricks
- Technical
- Old hat
- Boring
- Facilitator
- Cost Manager
- Manages value
- People person
- Innovative
- Dynamic



# Challenges

- Image
- Acceptance
- Recognition ("Professional Service")
- Scope
- Competition
- Rivalry
- Professional "Snobbery"



# Summary



## Key Points

- Move forward, not slip back
- Accept the challenge of change
- Be Proactive
- Cooperation
- Complementary Roles
- Mutual strength



# Questions?



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