

Cost Management in Construction Projects: Rework and Its Effects

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Abstract

In Iran, a lot of money spent annually on construction projects, in the form of construction and non-construction projects. One of the serious shortcomings of the management construction in the country, is absence of a specified system for recording the actual costs of various activities. Project cost management is an activity which deals forecasting, planning, control, cost finding, analysis and assessment. When you realize cost management performance tangibly, as a result of mismanagement, lack of financial resources appears in all the components of project. In this situation, managers can be effective support to keep track of rework events and play an important role on the performance and efficiency of projects. Rework has opposite effect on the cost and timing of projects and satisfaction of people. Numerous studies have been carried out to quantify the cost of rework projects. Among the causes of reworking we can mention the factors related to customers, factors related to the design and factors related to subcontractors. This paper examines the construction cost management and the role of rework. Basic topics in management costs are presented and rework factors discussed in detail and finally refer to the appropriate methods for identifying and managing rework to reduce the total cost of construction projects.

Keywords: cost management, project management, Rework, construction projects

1. Introduction

According to the Central Bank of the Islamic Republic of Iran, investment and construction activities of the private sector in urban areas in different provinces of Iran in the first half of year 2004, was 416,552,586 Rials, Which increase 53.1% over the previous year and the cost of a square meter basis of completed buildings was 6,020,544 Rials that increase 22% compared to the same period last year (cbi.ir website). In fact, most of the plans and projects in our country are accomplished due to various factors of time and cost over time and budget and predetermined (regardless of continuous and sequential inflation). Unfortunately, in terms of cost control and identify cost waste serious work has not been done so far in our country. Rework during manufacturing is the most important factor for waste of resources in order to track the impact of problems on cost and time of project, it is essential that accurate performance information from the project be available. Therefore, existence of a systematic and organized process to collect performance data, and provided clear rules in the project management process is necessary (Jarkas, Bitar, 2012). Project performance report should include the following:

1. Containing information about the scope, schedule, cost and quality of the project.
2. Provide comprehensive analysis and prevents the costs and timing of the project.
3. Estimate the time and budget needed to complete the project by using the results.
4. Based on it we can do precise control about the time and cost of the project.

If the allocated budget is used to measure the performance of cost, the allocated funds to an activity cannot be changed arbitrarily, when it is determined that the budget is not enough for the project. Worse is when the ongoing activities budget is spent on the current activities. This issue solve the problem of lack of funds as cross-sectional but lack of capital show itself when it is too late to rectify. Three costs associated with the construction defined as: costs associated with subcontractors, coordination and planning cost and the cost of construction and the three categories of non-compliance which has the most frequency: the reasons for the design, construction and reasons of subcontractors (Peter, Lovea & Zahir Irani, 2003). In this article, the definition of cost management and its components will be discussed. Then determine the cost of construction and point out to rework that arise during construction. Based on factors related to

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Insights: Frontiers in Built Environment Zhen Chen, Akira Matsumoto, Joan Ramon Casas, Vagelis Plevris, George Tsiatas, Hongling Guo, Yongkui Li, Sakdirat Kaewunruen, 2024-04-08 We are now entering the third decade of the 21st Century and especially in recent years the achievements made by researchers and professionals have been exceptional leading to major advancements in the fast growing field of the Built Environment Frontiers has organised a series of Research Topics to highlight the latest advancements in research across the field of Built Environment with articles from the members of our accomplished Editorial Boards

Managing Collaborative R&D Projects Gabriela Fernandes, Lawrence Dooley, David O'Sullivan, Asbjørn Rolstadås, 2021-03-25 Collaboration among industry universities and research institutes plays a vital role in stimulating open innovation which in turn leads to new products processes services and business models This book brings together a number of real life examples of how to govern and manage open innovation collaboration projects more effectively and provides timely insights that project consortia governance boards and funding agencies can directly apply to implement and monitor projects and achieve greater impacts All papers were written by recognized leading authorities with extensive experience in governance and management and reveal how to capitalize on the potential of open innovation This book shares multidisciplinary research perspectives on the potential benefits and challenges of collaboration project management and open innovation as well as the management of complex organizational cultures and governance models

Tall Buildings: From Engineering To Sustainability Y K Cheung, Kwong Wing Chau, 2005-12-06 A collection of papers presented at the Sixth International Conference on Tall Buildings ICTB this volume clearly explains the engineering and socio economic aspects of tall buildings in specific areas of sustainability The papers focus on Asian cities where tall buildings have become a major feature of the built environment A multi disciplinary book it also deals with the increasing complexity of inter related problems that require knowledge integration from different disciplines With interesting contributions from distinguished practitioners academics and policy makers the book addresses the development and application of knowledge in solving problems related to tall buildings

Business and Professional People for the Public Interest V. Illinois Commerce Commission, 1991 People of the State of Illinois V. Illinois Commerce Commission, 1991 *Cyber Security Intelligence and Analytics* Zheng Xu, Saed Alrabaaee, Octavio Loyola-González, Xiaolu Zhang, Niken Dwi Wahyu Cahyani, Nurul Hidayah Ab Rahman, 2022-02-26 This book presents the outcomes of the 2022 4th International Conference on Cyber Security Intelligence and Analytics CSIA 2022 an international conference dedicated to promoting novel theoretical and applied research advances in the interdisciplinary field of cyber security particularly focusing on threat intelligence analytics and countering cyber crime The conference provides a forum for presenting and discussing innovative ideas cutting edge research findings and novel techniques methods and applications on all aspects of cyber security intelligence and analytics Due to COVID 19 authors keynote speakers and PC committees will attend the conference online Faster Construction

Projects with CPM Scheduling Murray B. Woolf, 2007-03-13 COMPLETE YOUR CONSTRUCTION PROJECTS FASTER USING THE LATEST CONCEPTS IN PERFORMANCE CONTROL A comprehensive review that gives you insight into the latest innovations in network based project planning scheduling and control saving you time and money on all construction projects Faster Construction Projects with CPM Scheduling contains a full explanation of the new and innovative Scheduling Practice Paradigm and translates it into tangible steps you can use to create powerful project schedules designed to boost productivity on any job Completely compatible with the Collaborative Model the new Scheduling Practice Paradigm provides commitment planning execution scheduling and comprehensive performance control Written in a friendly conversational style this ultimate guide explains The new Scheduling Practice Paradigm terminology specialties roles and deliverables How dilemma forecasting can help you predict delays before they occur How to use change optimization processes for maximum project benefit How to produce a project schedule including logic development sessions Helpful guidelines for performance recording Hundreds of tricks of the trade from a 30 year Scheduling veteran

Decisions of the Public Service Commission of the Commonwealth of Pennsylvania Pennsylvania Public Utility Commission, Pennsylvania. Public Service Commission, 1981

Canadian Journal of Civil Engineering, 2004

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Frontier Computing Jason C. Hung, Neil Y. Yen, Jia-Wei Chang, 2022-05-23 This book gathers the proceedings of the 11th International Conference on Frontier Computing held in Seoul on July 13 17 2021 and provides comprehensive coverage of the latest advances and trends in information technology science and engineering It addresses a number of broad themes including communication networks business intelligence and knowledge management Web intelligence and related fields that inspire the development of information technology The respective contributions cover a wide range of topics database and data mining networking and communications Web and Internet of things embedded systems soft computing social network analysis security and privacy optical communication and ubiquitous pervasive computing Many of the papers outline promising future research directions and the book benefits students researchers and professionals alike Further it offers a useful reference guide for newcomers to the field

Quality Management and Rework in the Construction Industry John Rudolph, 1992 Rework is an insidious problem in the construction industry According to the Construction Industry Institute CII Source Document 29 the cost of rework is 12.4% of the total project cost However these costs are just the tip of the iceberg because they do not represent schedule delays litigation cost and other intangible costs of poor quality Therefore the complete cost of rework is estimated to be much greater than 12.4% To effectively reduce the cost of rework it is necessary to not only study the causes of rework but also to study the effectiveness of activities designed to reduce rework This research studied the relationships between rework activities and prevention and appraisal activities on four construction projects This research addressed two questions 1 What is the effect of prevention and appraisal activities on the reduction of rework and 2 What is the effect of prevention activities occurring in the design phase on rework due to

design errors in the construction phase Based on the project data collect by the Quality Performance Management System QPMS this research concluded there was a slight relationship between increasing prevention and appraisal activities and the reduction of rework There was a direct relationship between the increase of prevention activities in design and the reduction of rework due to design errors in the construction phase The relationships were stronger for both questions at the project level than at the discipline level At the project level the aggregation of all the disciplines appears to negate the biases created within the specific disciplines This research helps to provide real world data to emphasize the importance of prevention activity in the design phase of a construction project **IEEE Proceedings of the Southeastcon** ,1989

ASQC ... Annual Quality Congress Proceedings ,2004 **Engineering News** ,2002 **Proceedings** ,1989 **Public Buildings Reform Act of 1995** United States. Congress. Senate. Committee on Environment and Public Works. Subcommittee on Transportation and Infrastructure,1996 **Design-Build: Planning Through Development** Jeffrey L. Beard,Michael C. Loulakis,Edward C. Wundram,2001-04-13 Definitive guide to mastering Design Build Design Build D B the project delivery system in which one firm contracts to provide all of the architectural engineering and construction services on a project is expected to dominate the market by the year 2005 Studded with illustrative case histories Design Build Planning Through Development by Jeffrey Beard Michael Loulakis Esq and Edward Wundram is the first book to cover every legal technical and administrative aspect of Design Build Whether you re a design or construction professional or an owner this authoritative and up to date manual gives you the across the board real world answers you need for timely glitch free and cost effective projects You get expert architectural and engineering advice on Procuring services Developing RFQs and RFPs Organizing and managing contracts Estimating Allocating risks Obtaining insurance and bonding Much more **Total Construction Project Management** George J. Ritz,1994 Suffering from chronic project headaches Relief is on the way PM pro George Ritz has written the prescription for the efficient profitable and headache free management of any capital project Total Construction Project Management combines the latest management innovations with tried and proven construction techniques to produce a cutting edge total system guaranteed to give you complete control over every phase of field operations You ll see how to prepare winning bids and proposals obtain and negotiate favorable contracts estimate accurate project costs determine realistic project budgets set attainable project schedules organize human physical and financial resources design build and motivate a field organization implement effective project controls ensure job site safety improve project communications use PCs in the field and office and much more **Project Delivery Systems for Building Construction** Robert W. Dorsey,1997

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