The Future of Quantity Surveying

Jonathan Moss FRICS, CCC

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”

...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

- 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?