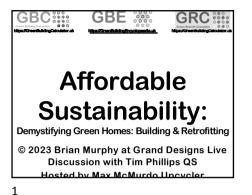
GRC ...



**GBC** GBE 🚃 GRC ... **Costs planning** your self-build project © 2023 Brian Murphy at Grand Designs Live

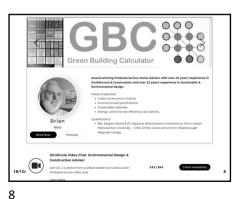


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6



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9



GBE

· Our expert panelists,

expert, and

Affordable Sustainability: Demystifying Green Home Building and Retrofitting

Join HiiGuru experts for an engaging panel discussion that challenges common misconceptions surrounding building environmentally-friendly homes and showcases the

opportunities for cost-effective green construction and

will explore innovative strategies to achieve sustainability without breaking the bank, highlighting the value of anintegrating green practices from the planning stage to the final construction.

• Brian, a HiiGuru Sustainable Design & Construction

· Tim, a HiiGuru Senior Quantity Surveyor,

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#### **Definitions: Green and Violet**

- I will refer to 'Green' which is widely adopted and fairly well understood as being 'environmental'.
- I also refer to 'Violet' which I coined in 1999 at 'Green is the Colour' conference by BD newspaper, to mean the opposite to 'Green'; it occurs at the opposite side of a colour spectrum
- · Violent and Violate give the right flavour.
- It applies to deleterious materials, badly performing buildings, incompetent material choices, bad cost planning that is bankrupting the industry.
- It applies to all actors, actions and choices in construction, the industry and the professionals and trades.
- It applies to anybody who does not care or act on behalf of the
   inizing any servironment, biodiversity and future comfortable human occupation of our only planet.

11



#### Elemental Cost planning:

- Includes conventional construction E.g. Masonry Cavity Wall.
- Insufficient granularity of details to be an accurate price for any full specification.
- Leads to incompetent pricing viorezin a Green-ambitious context.

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#### Green ambitions

- Many projects are expected to adhere to green-ambitions set by client, planning decisions, societal pressure and marketing department claims, environmental assessment schemes or funder expectation.
- · From cost planning onwards green-ambition project will get eroded back towards those inadequate violet cost plans.
- Commitments to BREEAM and other assessment methods become financially impossible.

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GRC ::: The Construction Industry is effectively

financially and morally bankrupt.

- · In the context of Fiduciary Rules, a legal obligation to make profits for shareholders
- · Profits before people before planet.
- · Economic before social before environment.
- All companies are looking for opportunities to save money and make a profit.
- In the context of the following pressures, building quality is at risk.
- The temptation is to save money by reducing quality, <sup>2023</sup> competency by materials substitutions or omissions.

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GBC GBE GRC :::

#### **Violet Cost planning**

- · Violet Cost Planning is fundamentally inaccurate, flawed and drives the bankruptcy
- Cost plans should only ever be a guide to a basic minimum price for a basic legal minimum building without any of its complexities.
- Cost plans become upper limits.
- · Green brief gets 'value engineered' (posh for cost cutting) back to violet cost plan.
- Green value engineered out of projects even before going to tender.
- · Target: violet cost plan not green ambitions.

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**GBC GRC** GBE

#### **Violet Cost Data**

- · Cost planning is based on violet building price
- Cost planning is based on violet not green methods of construction and materials.
- · Cost planning is based on violet supplier's and violet installer's price books.
- Violet price books based on elemental prices, not detailed, no granularity, so not accurate.
- · Based on back to basic construction
- 8/10/2023 Incompetent for green building ambitions

**GBC** GBE GRC

#### Quantity Surveyor (QS) trade:

- Only apparent priority is low initial cost, always has been,
- They do not appear to accommodate client's green or investment ambitions
- · Aim for +/- 10% accuracy match between cost plan and
- In reality this is wishful thinking, a recent project came in 50% adrift.
- Scant attention is paid to Whole Life Costs (WLC)
- · WLC calculation equations are incredibly complex, tools did not exist to be able to engage
- · WLC datasets existed, created by consultants and only 23 offered as consultancy.

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GBC:::: GRC

#### 'Value Engineering

- And then Value Engineering begins (posh jargon for cost cutting as practiced by UK QS)
- · Even before going to Tender, and then again after.
- Because the current scheme does not match the incompetent cost
- Cost plans are calculated, set-in stone and clients assume they can expect that price.
- Cost planning is based upon outline specifications without any real project details.
- Ignores all the interfaces, co-ordination, detail that will follow leading
- Cost plans are not adjusted between outline and contract specification

In this context all tenders are likely to go over cost plan budget.

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#### Bills of Quantities by tenderers

GRC :::

- · Saving client upfront costs by QS not producing a bill of quantities (BofQ).
- Speeding to 'Out to tender' date not having to create BofQ.
- · Increasing tenderer's burden x 6, each creating their own inconsistent BofQ.
- Increasing tender evaluation burden comparing 6 BofQ, comparing apples with pears

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#### Tenderer expectations & habits

- Violet tenderers when asked to use unfamiliar green materials and methods, will add safety margins in their prices, exceeding any cost plan budget.
- Tenderers are expected to cut their prices to the bone and habitually comply.
- Resulting in the express intention of making claims for extras to claw back more money later
- Violet tenderers become violet constructors graphs or violet contractors:

20



23



GBC \*\*\*\*

GBE \*\*\*\*

Mipe/Town Add Address Addr

Aim at violet cost plan.

- Aim to make claims for extras.
- Know violet price for violet materials.
- Already have a violet supplychain.
- Subservient to Main Contractor (tenderer) pressures. 21

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· Cheap, incompetent, violet, deleterious

materials are used in place of green

specifications.

8/10/2023 © GBE CPD AffordableSustainabilitySelfBuild 2023

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18/10/2023effective?

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# Are you Green or Violet? Council tenants can house whole families in 50m2 Do you need 10 families worth of materials and carbon to live? Do 9 families have to go without a house? Can you be more cost or carbon

#### **Violet Contractors:**

- Contracts become bread and butter with no profits, no working cashflow and higher risk.
- Contractors are encouraged to exploit any weakness in the contract documents and plan to habitually make excessive and unfounded claims for extras, adding to contract administration burdens, often for months after practical completion.

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## In the context of: Fiduciary Rules

- (An obligation to shareholders to make a profit
- and pay them premiums)
- Profits > People > Planet
- Who are your share/stakeholders?
- · You and your family?
- · Are you trying to make a profit? No?
- · Or build your forever home? Yes?
- Is building cheap on the agenda? No?

8/10/2023 Is investing in your future on the agenda? Yes?

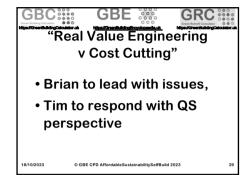
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### GBC:::: GBE GRC::::

#### Green v Violet

- · Green does not always mean expensive
- Choose a Green Contractor to do a green building
- A violet contractor will price for green materials then add on a safety marging for unfamiliarity
- · Setting the brief and targets,
- Value Engineering v cost cutting v
  9/10/2023Substitution.

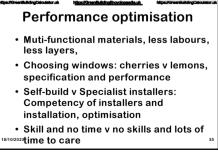


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**GBC** 



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GRC :::

Slogans & Definitions:

• Location Location Location

• Insulation Insulation Insulation

• Fabric First, Eco Bling Second

• Build Tight Insulate Right

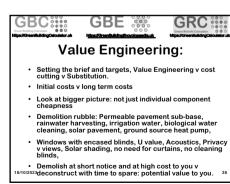
• PAS 2035 Slogan: No Insulation without Ventilation

18/10/2022 ZCH Slogan: Performance Gap

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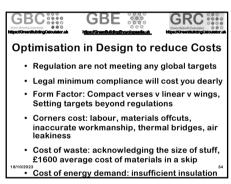
GBE Slogan:

Build Light, Insulate Right, Solar Tight.

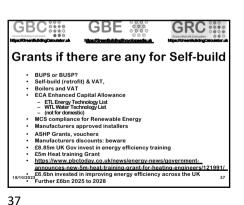
Green v Violet: Price Books, accuracy v detail, Methods, Materials, Tenderers, Contractor,

High-performance v future-facing

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