Influence Factors of the Cost of Municipal Projects and Countermeasures to Reduce the Cost of the Project

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Abstract: Project cost control is the main content of project construction, but also determine the quality of project construction, although our country has realized the importance of project cost control, but in the actual project cost control, there are still some problems, affecting the normal development of project project. This paper will conduct research on the current situation of project cost control and develop targeted solutions.

1. Introduction

Construction enterprise development is related to the stability of the country's social economy, under the influence of market economy, the competition between construction enterprises is also fierce. Only in the various stages of the project to make scientific control of cost budgeting and management can ensure that the construction enterprise's own competitiveness continues to improve. Therefore, the increase of the level of project cost management has great influence and significance on the construction enterprises to reduce construction cost and improve the level of scientific management [1].

2. Project Cost Concept

The cost of construction works mainly refers to the sum of the costs invested in the entire life of the construction works. Through the construction behavior will be the project all kinds of expenses for fixed assets, intangible assets, etc. the form of the development, these direct costs, indirect The sum of the cost is the cost of the project. With the social market commercial goods, the scale of the scale, the construction project price is refers to the construction work in the market The total price of the construction project that is easily formed in the course [2]. Table 1 shows the specific manifestations of the cost of the project at different stages of construction.

Table 1 the Specific Manifestations of the Cost of the Project in Different Stages of Construction

<table>
<thead>
<tr>
<th>Form</th>
<th>Content</th>
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<tbody>
<tr>
<td>Investment estimates</td>
<td>Investment estimation refers to the construction unit or the construction unit commissioned by the advisory body according to the available data, using certain methods to predict and estimate the future cost of the construction project.</td>
</tr>
<tr>
<td>Design estimates</td>
<td>The design estimate refers to the economic documentation for the construction project to be completed and the full cost of production or use of the identified construction project from preparation to completion, under the control of the investment estimate, by the design unit in accordance with the preliminary design or expansion of the design drawings and descriptions, budget quotas, equipment material prices and other information.</td>
</tr>
<tr>
<td>Revised estimates</td>
<td>In the technical design stage, with the construction scale, structural nature, equipment type and other aspects of modification, changes, the preliminary design estimates are also adjusted accordingly, that is, the revised budget estimates.</td>
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<tr>
<td>Construction drawing budget</td>
<td>The construction drawing budget refers to the economic document that determines the construction cost according to the budget quota and cost document calculation before the construction drawing design is completed and the project is started.</td>
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<tr>
<td>Project settlement</td>
<td>The project settlement refers to the liquidation documents of the contractor's handling of the project price from the construction unit in accordance with the contract agreement.</td>
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<tr>
<td>Final accounts for completion</td>
<td>The final account of the completion of the construction project is a document that reflects the actual cost of the construction project and the investment effect of the construction unit, is an important part of the completion acceptance report, is a comprehensive reflection of the economic effect of the capital construction project, and is the basis for approving the value of the new fixed assets and handling its delivery and use.</td>
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3. Factors Influencing the Cost of the Project

3.1 Impact of the Design side Factors

Scientific and reasonable construction design plays an important role in controlling the cost of construction. Construction engineering design related content such as the use of funds, price structure, etc. are an important part of the project price control. The first step in the pre-construction of the project site to carry out on-site survey, according to the results of the survey and the current site construction article on the project opening design, combined with the project construction standards to design the corresponding construction plan, To ensure that the construction plan has a high feasibility. However, some construction units in the design section, often ignoring the cost of construction system construction problems on the overall cost of the project The impact of the construction project design is difficult to exert on the price management of the guiding and control effect. If some of the design staff have identified the quality and efficiency of the outburst, select the new technology, The new process is highly expensive, making the overall cost of the project high [3].

3.2 Cost Process Factors

In the process of cost, due to the irregular technical level, it will lead to the cost method and the cost step, the cost data there is a certain error. For example, in the process of completing the cost model and the cost process, if the demand for control cannot be met, there will be a deviation in the calculation of the engineering quo [4]. In the process of modern technology application, it is necessary to combine control techniques and practical techniques, if the project optimization method is not scientific, it will lead to the actual project cost control can not meet the application and development of the Party's current technology, and even the practice indicators and systems can not be compatible, reduce the effect of project cost control [5].

3.3 Impact of Engineering Investment Decisions

In the pre-construction period, the location of the construction project, construction regulations, construction standards and specifications to determine whether scientific and reasonable, will be the construction of the price belt to determine the qualitative impact. In the investment decision-making stage, the project construction location selection to take into account the project characteristics and market development, Through the analysis of the project construction site of the land and demolition costs of these reasons to be finalized [6]. The construction regulation mode is the project investment after the use of the production capacity or the resulting benefits of large and small, which is The important factors that affect the cost of engineering, and the determination of engineering construction standards and specification requirements, also directly affect the cost of engineering [7].

3.4 Management Factors

At present, the project cost control management mainly involves two aspects, respectively, the project design and project decision-making, in the process of project practice, it is necessary to ensure that the design, control, planning between each other independent. However, in the course of actual development, management methods and management technology can not be combined with each other, then the whole practice will be the error or even unscientific situation [8].

3.5 People Are the Effects of Factors

Engineering cost management seepage to all aspects of the construction of the project, involving more departments, workers, of which any department of personnel due to the main guest view of the impact, are will affect the cost of the entire project. These workers are both participants in the control of engineering costs and direct implementers of engineering projects. We come from different jobs such as design, supervision, construction, management, etc., and the impact of people on the cost of the project will be through the entire construction period. In order to want to reduce the low project cost, the necessary all staff to manage together, with a high degree of responsibility
will be the price Control into real work [9].

4. Countermeasures to Reduce the Cost of the Project

4.1 Price Control in the Optimal Decision-Making Stage

In the project bid ring section, the enterprise should combine its existing technical capabilities and team construction ability to develop a reasonable bottom price, and take into account the market environment, policy environment, grasp the right The policy and the city's rules are formulated in a profitable way [10]. In the early stage of the project construction to do sufficient preparation, to choose the organization, construction and wind risk to withstand the strength of the construction unit, this kind of construction unit can be enough in To protect the construction quality of the project at the same time to improve the construction progress, and the maximum amount of low engineering risk on the cost of the unprofitable impact. In addition, it is important to ensure that the articles of the contract are scientifically reasonable and that they are uncontrollable factors that may affect the cost, such as market prices Wave, policy environment, profit rate change, self-environment environment, etc., propose stoical prevention and control measures to control or reduce the impact on price creation [11].

4.2 Strengthen the Management of Construction Design

Construction design drawings for the construction of concrete development plays a key role, so the choice of engineering designers must be based on professional ability and comprehensive literacy selection, design programs to ensure sufficient scientific and reasonable, to avoid the construction of large-scale changes, as far as possible to reduce the waste of resources in the process. Therefore, the designers of construction enterprises should seek the best solution in the drawing design, combine high-quality materials, technology and cost budget, and minimize the cost of the project so that it can be controlled within a reasonable range [12].

4.3 Open Exhibition Design Optimization Work for Effective Reduction and Low by the Unreasonable Design of the Impact of the Project Cost

The work sections of the design order section need to be refined. First of all, based on the existing real force of the enterprise, the construction site of the project to carry out a comprehensive investigation and research, and do a good job in the political and policy environment, the city environment The adjustment of research work, from the engineering construction model, standards, materials and structural system and other aspects of analysis, the project for each construction stage of the various items required Use to make reasonable estimates and prepare corresponding pre-calculation plans to provide scientific basis for later price management. Secondly, on this foundation, combined with the construction target of the construction drawing construction drawings. Construction drawings Paper to go through many times than more analysis, gradually perfect, in order to ensure the quality of construction projects at the same time, the maximum reduction of all kinds of unnecessary Wave fees. The most recent strengthening of the engineering construction stage of the fine section of the optimization, focusing on new technology, new materials, new The rational application of equipment, through the coordination of good design and economic, price and program, etc. , in the protection of the quality of the construction of the barrier project at the same time the largest reduce the cost of engineering.

4.4 Comprehensive Cost Control for Construction Phase

In the formal construction stage, the flow of funds is fast, so the project cost control work at this stage is more difficult to carry out, in this stage the project cost needs to be based on the scale of the project, and then establish a scientific and reasonable cost control system. The use of this system can be used to carry out comprehensive and effective management of construction at all stages of construction, for example, in the process of establishing supervision and management system, it is necessary to check and fit the capital expenditure of each item, constantly standardize the construction process of construction workers, and rationally allocate the construction resources.
4.5 Improve the Quality of Acceptance At the Completion Stage

At present, in the process of completion acceptance, the focus of project cost control is still the expenditure and accounting of funds, using this way to open effective control of the project cost of the whole project. In today's era, the project cost control work in the completion acceptance phase needs to be optimized and perfected, the whole completion acceptance work needs to be carried out according to the project construction data information, strictly audit the expenditure amount and expenditure direction of each fund, to ensure that the plan and the actual expenditure is the same. In the project construction, so the construction process can be connected by using the project cost control system, the project cost control is not only the key content in the construction, but also can improve the overall quality of construction.

4.6 Optimizing the Project Cost Control Management Model

Optimizing the management mode can improve the effectiveness of the project cost control work, there are many management modes in the project cost control, which need to be adjusted and optimized according to the actual requirements and situation. For example, in the process of optimizing the budget management mechanism, to ensure the integrity and comprehensiveness of data information, the application value of its actual project cost control will be brought into full play. In this process, the way of strengthening the core design is adopted, the project decision-making and project design management mode is precisely designed, the existing factors include the construction environment, construction geology and the surrounding traffic conditions. The optimization of management mode needs to start from all angles of construction, including materials, technology, equipment, personnel, etc., to achieve the overall optimization of the management mode.

4.7 Strengthen the Management of Control Decisions

The management of decision-making control is mainly aimed at the specific responsible person of the construction enterprise unit. For example, the person in charge of bidding shall review and analyze the bidding documents and the feasibility of the project, and conduct the work according to the construction capacity and technical standards of the enterprise. At the time of signing the contract, the person in charge of the contract shall evaluate the terms of the contract, the contract price, the settlement price and the cost.

Therefore, construction enterprises are required to attach importance to and train the quality of all staff, strengthen the training of the professional knowledge and skills of relevant personnel, all links should be reasonable control of the project budget and construction costs.

5. Conclusions

From the above analysis, it can be seen that the problems in the project cost control and the solution measures can be studied, can ensure the quality of the project construction, reduce the project construction costs. Relevant personnel to fully grasp the impact of the impact of the project cost factors, as a starting point to develop the corresponding solutions, from high scientific decision-making level, excellent design section, strengthen construction management, build a professional price management agency and other measures and Take, in this way, do not cut down low project price, help enterprises to get a greater revenue, promotion of the market accounted for a share.

References


