



Quantity Surveyor (QS)

What is a Quantity Surveyor?

A Quantity Surveyor (QS) is an industry professional providing Quantity Surveying services in relation to the construction industry – for the most part they provide an estimate of the works, usually with a trade break-up for clients involved in building and construction.

What are Quantity Surveying services?

A Quantity Surveyor can be engaged to perform a broad range of services. Some usual services, for example, include:

- Cost planning - setting budget break-ups
- Cash flows
- Estimates for:
 - Early / Concept stage
 - Design stage
 - Documentation stage
 - Pre-tender
- Post-tender evaluation
- Contract administration
- Assessing variations
- Assessing contractor's progress claims
- Cost monitoring reports
- Cost summary at the end of the project
- Componentisation schedule
- Depreciation schedule

Why do we use a Quantity Surveyor?

We use a Quantity Surveyor to provide a meaningful project cost estimate to establish greater confidence that the intended scope can be afforded with the project budget.

Quantity Surveyors are usually engaged separately to other consultants and therefore are able to provide their services independently and clear of any influence.

Purpose of a QS/Estimate for Sport and Recreation projects:

The purpose of a QS/Estimate for sport and recreation projects is to provide a reliable estimate of cost and as a means to value manage the project cost against the available budget by adjusting the scope and/or budget as required, before going to tender.

It also allows the opportunity to make informed and meaningful decisions and set priorities – related to cost.

As a guide - The content of a QS Estimate generally includes:

Construction cost:

- Trade break up - itemised per trade or activity including:
 - Preliminaries
 - Materials, Fittings, Equipment
 - Labour
 - Provisional sums or prime cost items / amounts.

(These are interim monetary provisions used for scope /items and are established at a later point in the project)



Accompanied with a:

Summary Sheet – listing, where relevant:

- Construction cost – total of the above
 - New construction / Alterations and/or Renovations as may apply
- Site works
- External Services
- Roadworks
- Provision of water (where required)
- Escalation to tender date (if needed)
- Contingency Allowance (usually 10% of all construction costs)
- Other project costs - but not limited to:
- Flora and Fauna Study
- Traffic Study
- Town Planning
- Temporary Accommodation
- Relocation Costs
- Artwork
- Statutory Charges and Other Charges - but not limited to:
 - Building Approval / Certification
 - Infrastructure Charges
 - Water and Sewerage / Plumbing
 - Fire services levy
 - Water Pressure Certification
- Geotechnical / Soil Tests
- Contour and detail survey (including meets and bounds)
- Environmental engineering
- Consultant Fees - but not limited to:
 - Project Management
 - Architect/Designer
 - Surveyor
 - Engineering
 - Geotech – Soils
 - Structural
 - Electrical
 - Mechanical
 - Hydraulic
- Any other consultant costs
- Any other associated costs - but not limited to:
- Financial Capacity check (for the likely successful tenderer and/or other tenderers as is felt prudent)
- Workplace Health and Safety
- Portable Long Service Levy
- Occupational Health and Safety
- Loose Furniture
- Equipment
- Information technology
- Other client costs

All the above form the content of the estimate and establish:

- Total Project Cost (GST - Exclusive)

And then adding the GST for a

- Total Project Cost (GST - Inclusive)

Other useful costs that a QS can provide are:

- Gross Floor Area (GFA) plus m2 rate consisting of:
 - Fully enclosed covered area (FECA) plus an FECA m2 rate
 - Unenclosed covered area (UCA) plus a UCA m2 rate
 - Unenclosed area (UA) plus a UA m2 rate
- Other useful m2 rates are:
 - Wet area m2 rates
 - Kitchen m2 rates
 - Non-wet area m2 rates
 - Any other cost m2 rate - relative to the project
- Ratio of wet area to non-wet area

Also, as the project develops it is beneficial to keep the QS up to date with changes to the project.

Some examples of changes are:

- Changes to the plan, elevations, specification etc
- Changes in foundations / footings / structure
- Changes to framing, finishes, materials, fittings and/or equipment etc
- Changes to/or updates across any of the consultants work

Other factors a QS will need to know are:

- If Separable Portions and/or Staging or sub-staging are proposed:
 - Separable portions or staging a project means completion of one portion/stage of a project before another - where the client may want to occupy and use part of the building before another portions/stages are completed.
 - This approach will have different time and cost implications as opposed to a project undertaken as one complete project.
- What Form of Contract will be adopted:
 - The form of contract selected will have an impact on the estimate - for example:
 - Lump sum traditional delivery – is the mainstream format offering the least risk - the project is fully designed and documented prior to tender

Alternatives formats are:

- Lump sum non-traditional delivery - Design and Construct, Managing contractor, Turn-key, Cost plus etc. where greater risk is accepted and priced for by the contractor

Programme:

- The whole project - planned from end to end
- Some typical items are:
 - Project brief and Scoping
 - Engagement of consultants
 - Design – Concept
 - Design Development
 - Documentation and tender documents
 - Tender
 - Evaluation and award
 - Construction
 - Post construction

How to find a Quantity Surveyor?

Quantity Surveyors may be found by contacting the Australian Institute of Quantity Surveyors (AIQS). An AIQS quantity surveyor also means that they are members of the peak body and also carry professional indemnity and public liability insurance.

Visit: www.aiqs.com.au – Quick links: Find a Quantity Surveying Firm

Need further information?

For further information on this and the department's funding programs, please go to the following webpage <https://www.dtis.qld.gov.au/sport/funding-programs> or contact your local Sport and Recreation advisor on 13 QGOV (13 7468).