

**IMPROVING ORGANIZATIONAL DEVELOPMENT OF CONSTRUCTION MANAGEMENT**

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Annotation

Building production has an interbranch characteristic and takes into account the cooperation of different partners. Rationalization of building production management methods is impossible without searching for more effective forms of management of promotion of production to the final customer, optimal organization building of production and technological systems and development of economic mechanism of division of results of interaction.

Keywords: Construction, management, production, technological systems, modern, continuous provision.

Construction production has an interdisciplinary nature and involves the participation of various partners. It is impossible to develop the construction industry without finding the most effective forms of management. The article focuses on the need to improve project management methods that increase the efficiency of design and construction functions. Compliance of the construction object, as well as the predetermined price and its quality at the specified level with full responsibility, timely implementation of the investment and construction project.

Construction is an important element of the investment process. Reproductive and technological structures of investments, the duration of the investment process, the level of specific capital investments, on the one hand, are factors that determine the efficiency of construction production. On the other hand, the methods of construction, its scale and development speed largely determine the effectiveness of investments in construction-related sectors of the economy.

The construction process is primarily characterized by the duration of the completed work, the duration of production, the processes in modern construction megaprojects, due to the complexity and large volume of the completed work, have an impact on the economic indicators of important construction organizations. The peculiarity of construction management is that inter-industry (inter-company) transactions are faced even in cases where the clients themselves perform the functions of the contractor. For example, industrial firms and corporations with construction departments, project institutes are involved in the implementation of investment projects; consulting firms, architectural design and design companies are among them. The above conditions are coordinated and clearly required by all participants of the construction industry, their use serves to optimize the construction time. Reducing the duration of the investment process is the most important task of the construction



production management system. Lengthening the time period not only delays the return of investment and profit, but also increases the risk of its decline. Naturally, the customer is interested in introducing facilities as soon as possible, use, development of capacities, production and profit. Therefore, modern management systems are subject to the idea of accelerating capital turnover and activating the investment process, which is carried out by shortening the design period, combining the design and construction period, organizing the continuous supply of construction objects with all the necessary resources and equipment. as well as the rational organization of construction production and ensuring prompt control over compliance with established deadlines. Economically developed countries have certain characteristics.

There are three main organizational systems of project and construction management specific to a particular country:

1. Traditional (general contract)
2. "Design-build"
3. "Management-construction."

The traditional approach is that the client entrusts the architectural and engineering firm with the preparation of the project and the preparation of working drawings and classification. These documents form the basis of the contract when concluding tender contracts. The contractor who received the contract will carry out the construction works under the supervision of the architect-designer as the client's representative. The main disadvantage of this method is the long period required before the start of construction work for the preparation of project documents and the delivery of contracts. "Design-build" system combines the main stages of the construction process and the longest investment stage in time is design and construction. This is an impact system, which is increasingly used in the construction of industrial facilities. With such a management system, the main contractor takes responsibility for the design, management, construction, installation of equipment, commissioning of the facility, ie. the same work sequence as in their complex implementation. In other words, in the context of the organization of construction management under the "design-build" system, the firm that takes responsibility for the execution of the entire contract, starting from it, participates in the design process and the delivery of the object to the client ends with.

Combining design and construction stages in the simplest form is considered as a way of establishing a thoughtful relationship between the customer, the architect and the contractor to complete the construction of the object in the shortest possible time. In the "design-build" system, a certain firm (often all design and construction work), acting as general contractor assumes full responsibility for the design and construction functions of the facility and the timely completion of the project to the customer, compliance with the specified requirements, and the conditional cost and the given quality level are studied.

If the sequence according to the general contract system the construction process is carried out in the "project - contract - construction" system, then in the "project - construction" sequence "contract, design, construction". The combination of design and construction processes has advantages over traditional methods of design and construction.



The main advantages of "design-build" compared to the traditional one:

- Reducing the number of conflict situations between designers and builders;
- Increase the level of interaction between construction participants;
- Improving the use of the contractor's knowledge and experience in the field of construction management;
- Elimination of the need to submit complete project-estimate documents, which is especially important, because it allows to start construction even without preparation of all project-estimate documents. Combining design and construction stages in the simplest form is considered as a way of establishing a thoughtful relationship .

To complete the construction of the object between the customer, the architect and the contractor in the shortest possible time. In the "design-build" system, a certain firm (most often all design and construction works), works as a general contractor, performs the functions of design and construction of the object and completes the project on time in front of the customer, in order to comply with the specified requirements. assumes full responsibility conditional cost and given quality level is considered. If the sequence of the construction process according to the general contract system is "project - contract - construction", then in the "project - construction" system, the sequence is "contract, design, construction". The combination of design and construction processes is an an has advantages over traditional methods. At the same time, the combination of design and construction stages leads to a certain increase in the cost of work due to inaccuracies in the project and changes in the construction process, their size is from 2.5 to 4%. However, this is offset by a 10-12% reduction in costs due to a reduction in the scope of design work, overall design stages and terms. construction (saving time from 12 to 30%).

One of the types of "design-build" organizational form is the contract for the transfer of the object to the keys. Advantages of the contract form: the fixed cost of the project, only the responsibility of the general contractor, reducing the degree of his dependence on the client for the implementation of the contract. According to expert estimates, turnkey objects.

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