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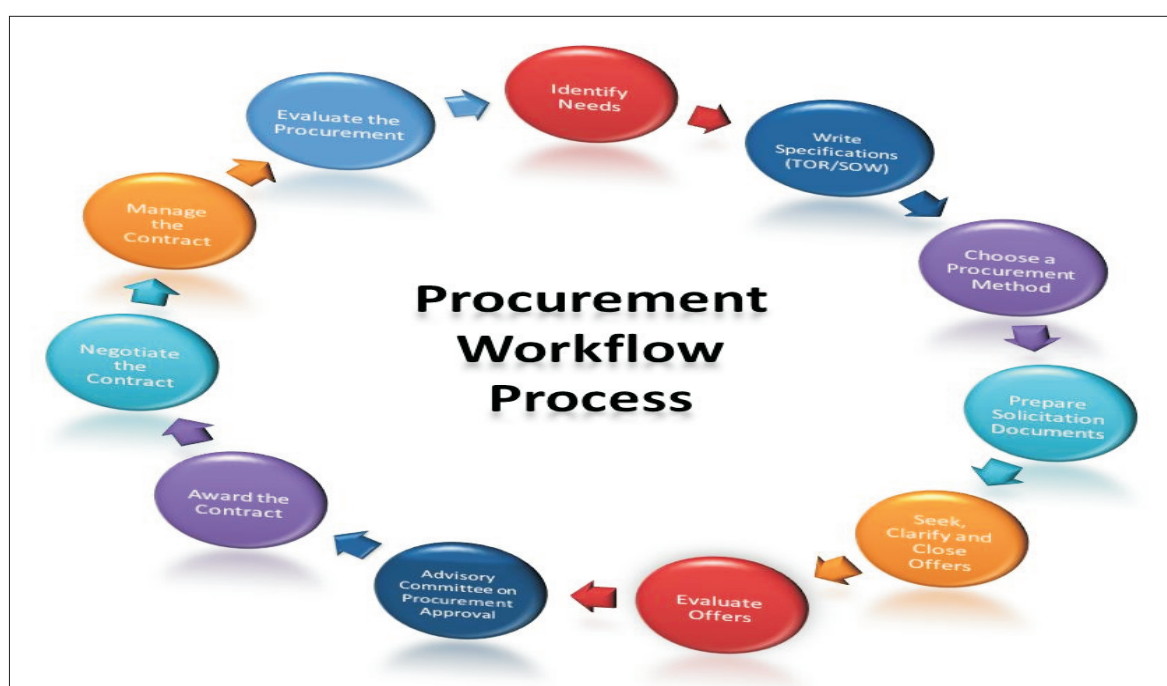
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ESTABLISHING AN EFFECTIVE PROCUREMENT MANAGEMENT
IN CONSTRUCTION PROJECTS



¹PUTTA KISHORE and ²ARUNIMA JAYAKUMAR

¹PG student (M.Tech), Department of Civil Engineering,
SRM University, Kattankalthur, Chennai.

²Assistant professor, Department of Civil Engineering, SRM University,
Kattankalthur, Chennai.

ABSTRACT:

In construction industry, procurement plays a vital role in the execution of the project successfully. On the other hand procurement management has continued to cause major obstacle to the success and profitability of the construction projects. Studies have indicated that the materials constitute 60% of the project cost, which clearly specifies that if any delays or mishandling occurs in the process of procurement, the project schedule gets affected there by increasing the cost and time. The potential effective management of materials is the need of the hour in construction industry. Determining the key effectiveness in procurement management will benefit the construction industry in a bigger extent. This paper attempts to identify the various stages of procurement management, and study the factors that affect the stages in effective procurement management. The current procurement can be analyzed the key areas of procurement to be procured, preparing scope of work

for procurement, establishing a report on the suppliers and their performance, have good communication with suppliers technically and financially.

KEYWORDS : characteristics of Olympian, personality traits of Abhinav Shyam Gupta, ambitious, badminton player

1. INTRODUCTION:

Construction projects are extremely complex and often take place in an uncontrolled, unprepared, and dynamic environment where each project goes through several phases leading to completion. Because of this, modern construction management requires real-time and accurate information for sharing among all parties involved to undertake efficient and effective planning, as well as execution, of the projects.

This study attempts to identify the various stages of procurement management, and study the factors that affect the stages in procurement management. The stages and factors will be out, According by data will be collected from respondents working in construction projects of various companies. Data collected aided to come out the factors in each stage that needs to be focused for effective procurement management.

2. The Issues:

The current flaws in the Procurement management system are:

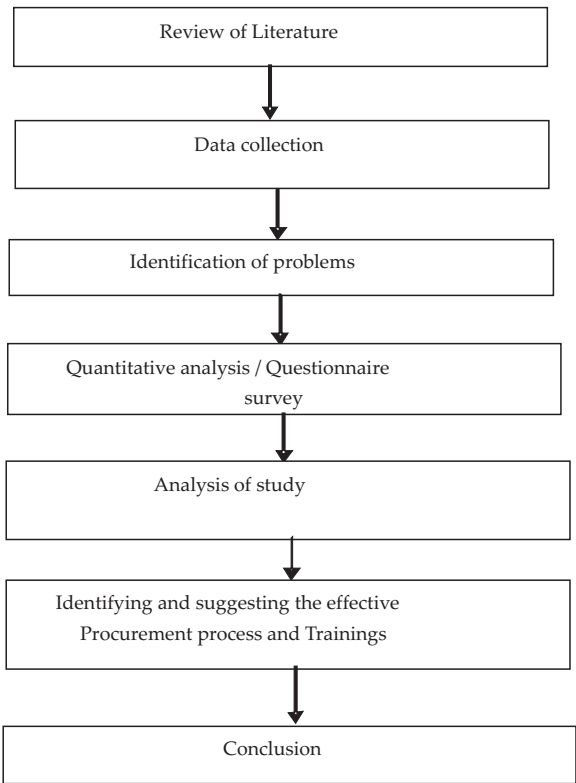
1. Delays in decision making and awarding tenders.
2. Purchasing not done on time.
3. Not matching materials with the ordering purchase.
4. Early or late material arriving
5. Importance of quality and best product or service not realizing due to lack of knowledge / current technology.
6. Excess purchase of materials and goods.
7. Lack of training and ineffective management.
8. Lack of communication and relation between contractor and suppliers.

Some common problems at construction site are:

- a) Failure to placing order on time which delays the projects.
- b) Delivery at the wrong time which interrupts the work schedule.
- c) Wrong materials or error in direction of materials requiring re-work.
- d) Theft of materials from delivery into production.
- e) Improper storage of materials at site.

3. Methodology:

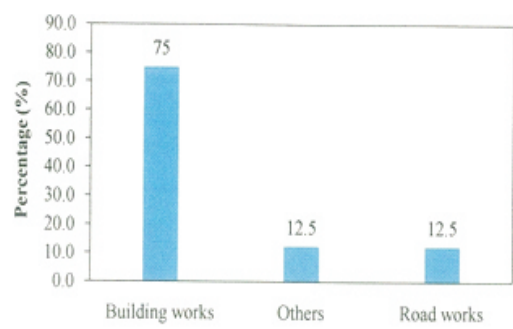
The steps involved in the project are illustrates in Fig. 3.1



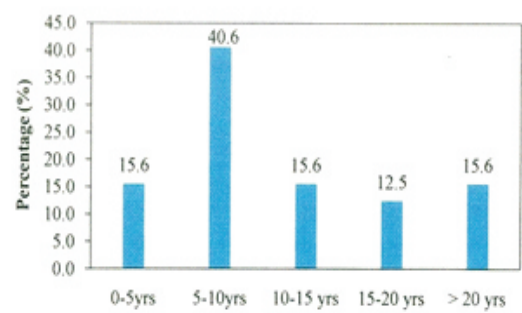
4. Result And Discussion:

The Analysis is based upon the survey. The analysis and interpretation of data are highlighted with certain relation between the results. The analysis of data is done to rank various factors involved in the various stages of procurement management.

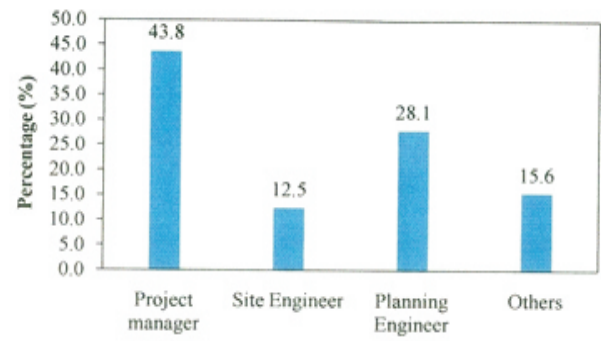
1. Type of work involved in the organization?



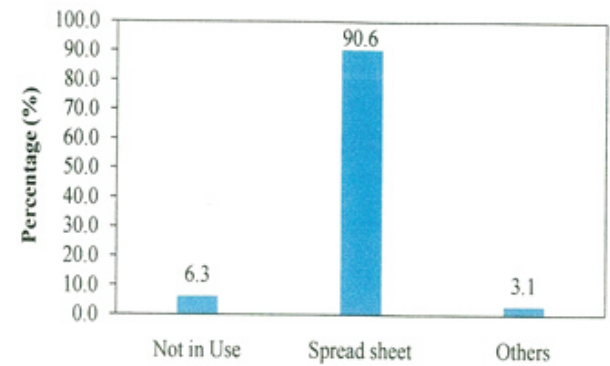
2. Work Experiences of the respondents?



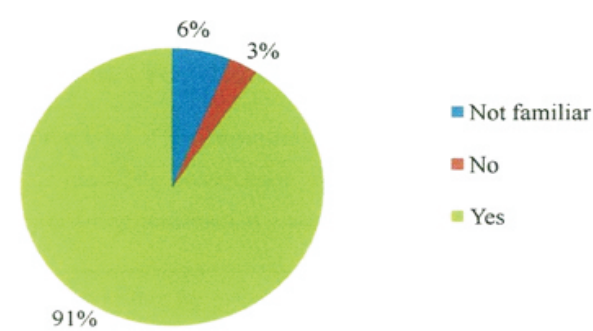
3. The person in charge of managing construction materials in construction projects?



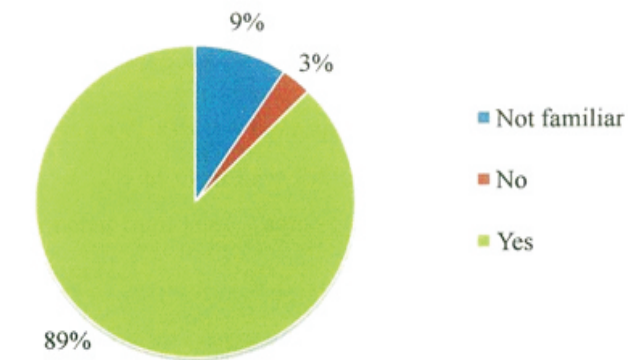
4. Software using in company for material management system?



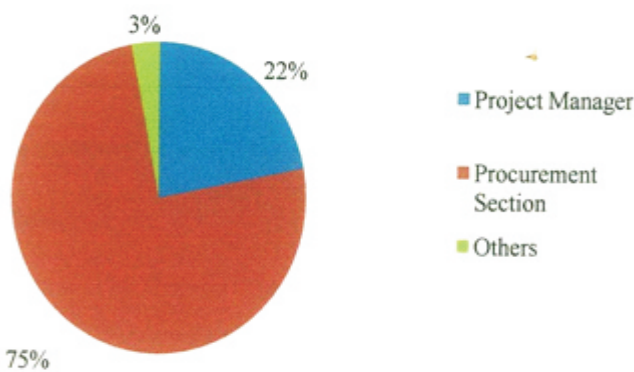
5. Are all costs considered in material planning/ management?



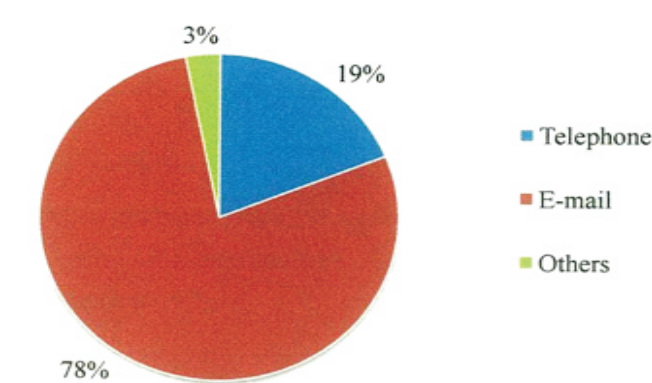
6. Are major and/or special supply items identified and special attention given for them?



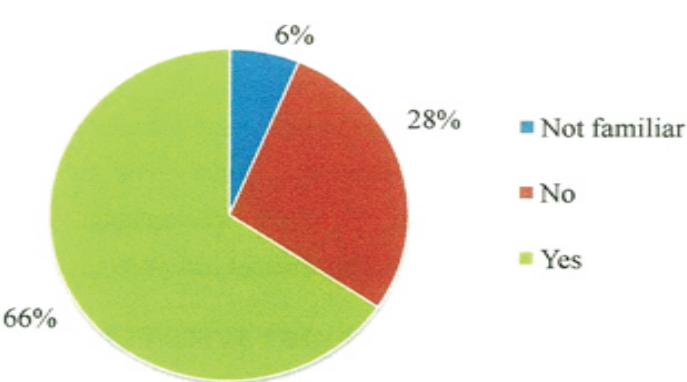
7. The Person who responsible about ordering materials?



8. Techniques used for ordering materials?



9. Is material procurement expediting formally performance in organization?



5. CONCLUSION:

From above results it shows that, the four factors (Material Identification, Selection of Quality of Suppliers, Management of Procurement, and Site Management) contribute equally and effectively to procurement management in construction projects. The supplier should be chosen in such a way that he provides the best quality of materials and on specified time. A need (demand) of supplies should be identified in the initial stages and the delivery time of the same should be discussed with the supplier. The starting point in developing a construction procurement system is to identify procurement activities that commence once the need for procurement is identified and end when the transaction is completed. The start of the procurement process is to identify the need for procurement. This is normally identified under demand management within supply chain management system. The next step in procurement is to establish the steps that need to be taken to proceed from one activity to another. Thereafter a series of internal controls (procedural milestones) need to be identified and located within the steps that are necessary to proceed from one activity to another one. The following should be given special attention for an effective procurement management, decide on the quantity of materials, establish standards and specification for the materials to be procured, prepare scope of work for procurement, establish a report on the suppliers and their performance, have good communication with the suppliers technically and financially. A holistic approach is always the best to address the issues in procurement management in construction projects.

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PUTTA KISHORE

PG student (M.Tech), Department of Civil Engineering, SRM University, Kattankalathur, Chennai.

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