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Evaluation of the Owners' CM Functions

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CM
가
CM
CM
가
CM
가

1. , 2001 CM
가, 가
1990
(Construction Management, CM)
CM
CM
CM 1996 가
CM
CM
* , ,
** , ,
*** , ,
**** , ,
***** , ,
***** , ,
" 2001 " (, 1999),
" 2002 " (, 1998;
(10006288) " (, 1998); (1998); (1999),
(, 1996; 1997) 가
(1996a), (1996b),
CM ,

(2000), 가 (2000; 2001), CM
 (2001), (2001), (2001), 3)
 (, 2001),
 CM (2002) 가

, CM

(2001)

CM

24가

10 2)

가

1

가

,‘

,‘ CM

CM

CM

가

CM

A	B
C	D

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1.

CM

3.

CM

CM

2.

CM

CM

CM

(To-

Be),

(As-Is),

(Gap)

가

가

가

가

가

(Outsourcing)

(In-house)

CM

2)

,‘ CM ,‘ ,‘ ,‘ ,‘ ,‘ ,‘ ,‘ ,‘ ,‘

10

(, 2001).

3)

CM

CM 1
 CM
 가 (,
 3.1
 CM 가 ,
 가
 (Jung and Gibson 1999),
 가
 , CM 가 가 가
 , 가 (, , ,
), (, ,), (,),
 () , PMI(1996) PMBOK
 가 , , , , , , , , , ,

1. (가)

	/ ,	4	4	3	2	3	4	3	3
	,	3	4	3	3	3	3	4	3
		4	4	3	2	2	4	3	2
		3	3	3	2	2	3	3	4
	,	2	3	3	2	3	3	4	4
		2	2	3	2	3	3	4	4
	/ ,	4	4	5	4	4	4	5	5
가	, 가 VE(Value Engineering) 가 ,	2	2	3	2	3	2	3	4
	, ,	3	3	3	3	3	3	4	4
	,	3	3	3	2	3	2	3	2
		3	3	4	4	3	4	4	4
	, ,	4	3	3	3	3	3	5	5
	,	4	2	4	4	3	2	5	5
	/	2	2	2	4	4	4	5	5

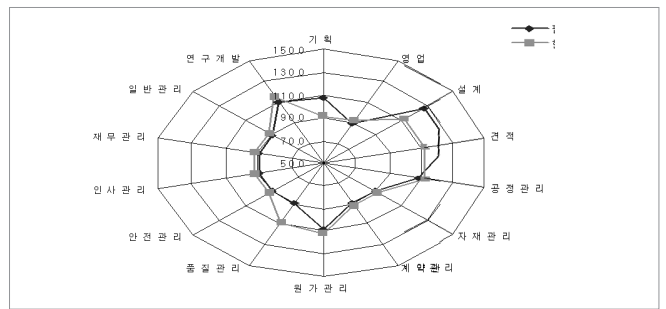
* Jung & Gibson (1999) 14가
 * “ (2001.08.20) ”
 *

9가 3.2 CM
 (CII 1990)
 가 1
 (1) Jung & Gibson (1999) 14가
 (Jung and
 Gibson 1999) 2001 " "
 가
 14가 가 CM ' ; ;
 (CERIK) (, 1999) ' ' ' ' 1 5
 가
 9가
 (2001) () ' ()
)
 가(1) 1 ' ;
 5 ' ' , 가(1)
 1 ' ' , 5 ' ' .
 (1)
 Jung & Gibson (1999) 14가 1 '
 ' , 5 ' ' .
 (2001) CM
 () ()
 2. 가 (, 100)

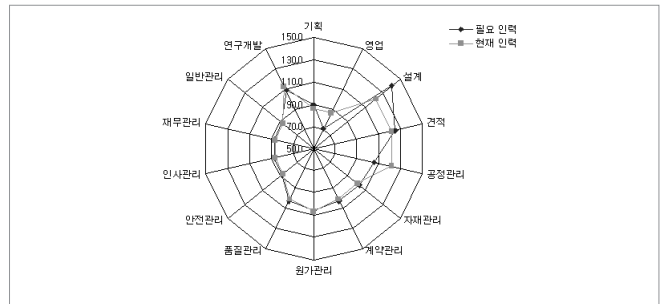
CM							(-)			*	
	122.2	124.6	119.9	99.5	97.4	104.3	22.7	27.2	15.6	98.2	98.9
	95.0	92.9	93.5	91.9	86.0	84.5	3.1	6.9	9.0	94.9	85.1
	114.6	109.5	111.5	99.2	99.0	106.4	15.4	10.5	5.1	83.2	79.4
	115.8	114.6	107.6	104.2	103.8	110.9	11.6	10.8	-3.3	104.2	105.0
	101.7	104.2	103.6	108.0	108.1	112.1	-6.3	-3.9	-8.5	87.2	88.1
	75.5	84.1	88.7	98.4	105.0	97.8	-22.9	-20.9	-9.1	101.2	100.8
	101.5	106.1	109.3	108.6	114.6	112.7	-7.1	-8.5	-3.4	113.5	105.2
가	89.4	99.5	94.2	91.5	98.0	96.0	-2.1	1.5	-1.8	93.9	105.5
	93.7	97.2	103.3	99.1	98.9	97.5	-5.4	-1.7	5.8	89.1	85.8
	87.0	87.8	83.3	97.0	97.3	92.0	-10.0	-9.5	-8.7	86.5	92.1
	82.0	83.8	87.5	94.6	88.1	93.0	-12.6	-4.3	-5.5	108.9	117.8
	110.6	99.5	101.2	104.2	101.5	97.2	6.4	-2.0	4.0	117.4	117.9
	94.1	83.0	88.2	94.7	92.3	84.8	-0.6	-9.3	3.4	112.9	114.4
	116.7	113.1	108.3	109.2	110.1	110.7	7.5	3.0	-2.4	108.9	104.0
Total	1400	1400	1400	1400	1400	1400	0	0	0	1400	1400

* 100 , 100 / .

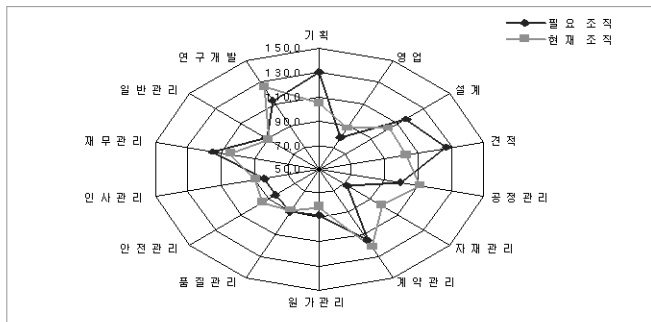
가 , 가 가 .
 4. CM , , 43
 2003 , , 14 (33%)
 , 3 11
 가 (A 5, B 2, C 4).
 가 , .



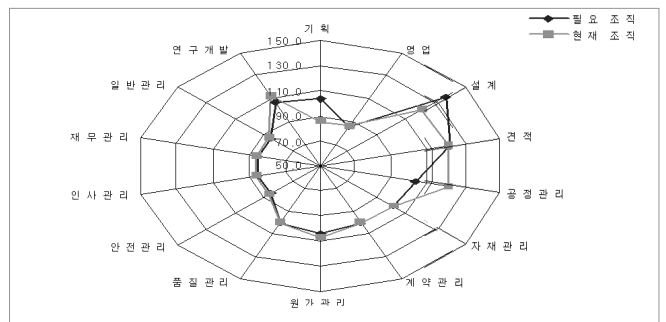
5. B: ()



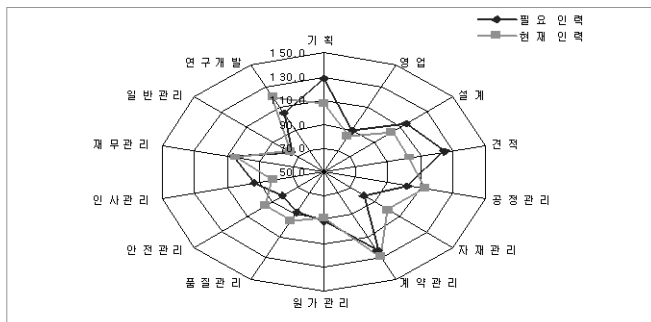
6. B: ()



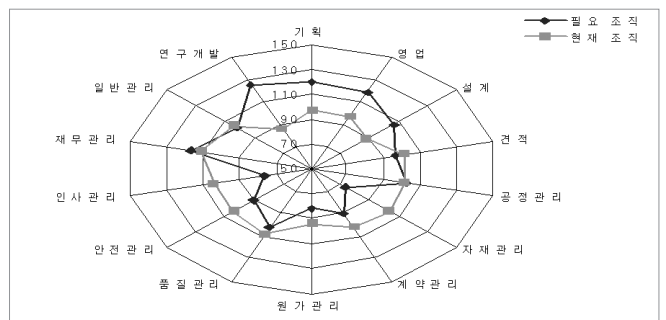
2. A: ()



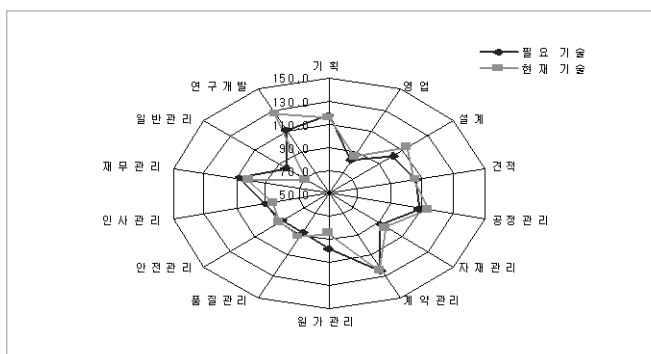
7. B: ()



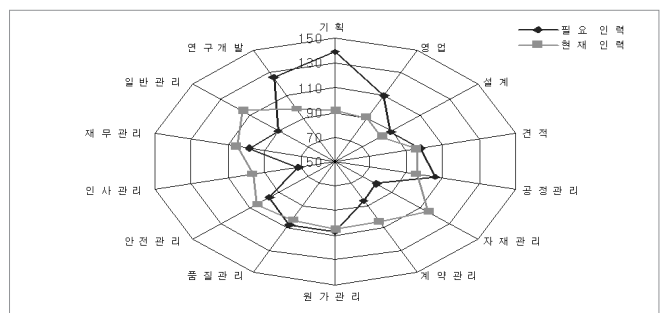
3. A: ()



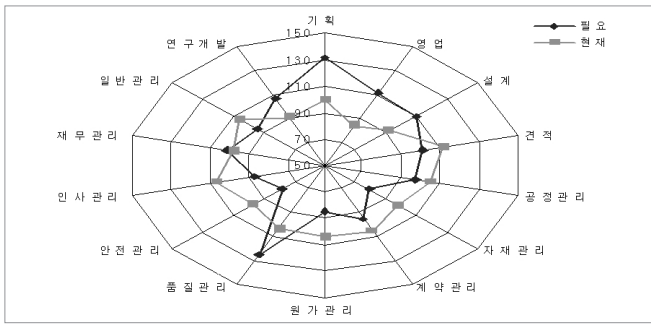
8. C: ()



4. A: ()



9. C: ()



10. C: ()
 5 100 4)
 . (2). ()
 100 () , 100 ()
)
 100 , 100

2 11 가
 , “ ”
 (124.6), (114.6),
 (113.1,) (109.5)
 , “ ”
 (114.6), (110.1), (108.1), (103.8) . 4.2 B () :

가
 (27.2), (10.8), (10.5) 가
 (83.2), (86.5), (87.2), (89.1) .

4.1 A () :
 가 ,
 A
 ,
 가 .

2 A
 .
 (130), (127), (116), (115),
 (114) , 가
 (126), (121), (112)
 (25), (24), (13)

3 ‘ ’
 . (127),
 (124), (124), (114) ,
 (129), (120), (113)

4
 () . (124), (117), (111)
 가
 가

, 가
 가
 가 .

B () :
 B
 가
 .
 5 B
 B (127), (127), (108)

6 B
 (140) (125)

4) 100 가 14가 1400 , 7 B (137) (122) 가

(131) (125) 가

가

(10).

3

4.4

(, ,) , ‘ ’ ; ‘ ’ ;

4.3 C () : , ‘ ()’ 가 가

(2 3).

C 가 가 , 가

가 CM

(124), (119), (119), (107) C

A

가 , 가 (A, B) ,

“ () 가 C

(8).

(139), (110), (126) 가 , , 가,

(基幹業

務)

A 가

가 (9).

3.

	A			B			C		
	()	()	()	()	()	()	()	()	

* 가 :
 * 가 :
 * , 가 (, 100 , 0)

가 C 가

5.

CM

가

가

가

CM

CM

CM

가

가

(CM)

A

가

가

가

()

가

B

가,

C

가

CM

가

가

가

CM

2002)

(

(2001)

CM 가

<p>A ()</p> <p>-</p> <p>/</p> <p>-</p>	<p>B ()</p> <p>-</p> <p>-</p>
<p>C ()</p> <p>-</p> <p>-</p>	<p>D ()</p>

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- AIA CM
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13 4
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17. , , , . (2001)
가 ()
21 5 , p.725-735.
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20. , , , . (2002).
(CM) , 22
3 , p.483-495.
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17 4 ,
p.87-94

Abstract

Since the Construction Management(CM) was introduced into the Korea construction industry, the efforts for acceleration of CM adaption have been continued. The fact that an owner organization has the essential key to successful application of CM delivery method is true, but there has been no study on owner's organization. An owner should decide their organization type and measure their current needs for several different construction business functions for successful application of CM. After the needs of CM business functions are measured, the owner should reinforce their required business functions through strengthening their in-house capability or outsourcing. Thus, this paper defines four kinds of owner organization type and suggest the form for evaluation of owner's CM ability and analyze about needs of each type's CM capability through a survey.

Keywords : Construction Management, Owner Organization, Business Functions