

건축서비스 품질 제고를 위한 공공건축 설계 대가기준 합리화 방안 연구
A Study on Rationalization of Architectural Fees Criteria of Public
Project for Quality Improvement of Architectural Service

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Recently, safety accidents related to buildings and facilities such as Pangyo ventilation accidents and Gyeongju Mauna Resort have been frequent, and the public's anxiety about the stability of buildings and urban environment has been amplified. As the public demand for building safety and quality increases, the responsibilities and tasks of designers are increasing.

However, 'Scope of works and price criterion of architect for public Project', which contains the tasks and cost criteria of architect, is based on the contents and price criterion of 'Scope and cost criterion of architect 's service' established in 2002 . Especially, in the case of the price criterion announced in 1993 is maintained until now, so that it can not reflect the change of work environment and inflation rate over the past 20 years.

In order to solve these problems, this study was carried out with the aim of presenting the revision plan of the related system and 'Scope of Certified Architect's Services and Standards for Fees concerning Public Projects'.

In chapter 2, we looked into the history of 'Scope of works and price criterion of architect'. 'Scope of Certified Architect's Services and Standards for Fees concerning Public Projects' is applied to the construction cost rate scheme for the planning work, the

plan-intermediate-execution design, the interior and remodeling, and various certification work and the actual sum-of-sum addition method for the other design-related works.

In chapter 3, In order to analyze the problems of the present cost criterion and to search for improvement direction, I examined the criterion of overseas architectural design standard and the criteria of other domestic fields. France and Germany use the construction cost rate method, and Switzerland and Japan use the labor cost multiplier method and The United States has made it possible to choose one of the various estimation methods. Although various costing standards are used for each country, it is more subdivided than the one of Korea, which increases the accuracy of cost estimation.

In other fields, we have calculated the additional work cost and reflected the inflation rate through the design service cost in "Standards for Payment for construction technology services" and "Standards for calculating the price of an engineering project"

In chapter 4, we looked into the Problems of Cost criterion by dividing into composition system and Calculation method.

Problems of composition system are enumerating business items of architects without clearly distinguishing basic work from non-basic work, Irrationality of classification of buildings for Classify difficulty of building and Inadequacy of classification of architectural drawings. Problems of Calculation method are structural defects in which the rate decreases as the construction size increases, no reflection of inflation rate and relative reduction effect due to increase of design cost by engineering field

In chapter 5, In order to revise the architectural design cost criteria that respond to the changes in the architectural design work environment, we conducted a survey on contract examples, workloads, and

payment provision for public project services in order to revise the architectural design cost criteria. That include 100 cases public project service and 30 experts survey.

In chapter 6, Based on the results of the previous research and analysis, the improvement plan of the scope of the architect 's work and the price criterion for the public project service was divided into the countermeasure for the change of the design work environment and the realization of the price criterion. First, In order to cope with the change of the design work environment, we proposed a clear division of the basic work / non - basic work, classification and supplementation of the building type, and unification of the writing of the architectural design book. Second, we proposed inflation rate reflection and share cost ratio about realization of the price criterion.

key words: Public Building, Architectural Service, Scope of works, Price Criterion