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Analysis of Project Investment Control Based on the Perspective of the Cost and Benefit: Taking the Integrated Training Center as an Example

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ABSTRACT. *As an important part of teaching resources, laboratory provides a strong guarantee for all teaching activities, scientific research activities and the basic life of teachers and students in home ownership colleges and universities, and plays a very important role in the teaching services of home ownership colleges. The management status of construction home ownership can not only affect the service quality and service level of construction home ownership, but also have a certain impact on the overall image of home ownership colleges. With the expansion of colleges and universities for home purchases in recent years, more and more local governance entities have stepped into infrastructure. This is not only a huge development opportunity for construction and property purchases, but also makes college home purchases face severe challenges. It is particularly important to investigate and analyze the current situation of construction property management and reform its existing problems. The core issue is how to minimize the investment of construction property purchase and provide better services at the lowest investment. It is the core goal of this research.*

KEYWORDS: *Liability risk, Project investment control*

1. Introduction

In the practical teaching link of the training of economics and management professionals, professional experimental training is of great significance to the training of application-oriented talents. The training of undergraduate and economics and managementgraduatestudentshave an increasing demand for professional experimental training. At present, the enrollment scale of economics and management majors in our school is increasing, but the existing professional laboratory space is seriously insufficient, the design is backward, the equipment is aging, the division of responsibilities is not clear, and there is a lack of systematic planning and professional construction.

In the practical teaching of economic management professional training, professional experimental training is of great significance to the cultivation of

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applied talents, and the demand for professional experimental training is more and more for undergraduate and graduate students of economics and management. On the basis of visiting and investigating the national experimental teaching demonstration center of economics and management in well-known domestic colleges and universities, and according to the characteristics of professional personnel training in business schools, a mature construction scheme of "teaching competition learning" integration of law and business training experiment and training platform has been formed. When other teaching units such as the school of economics, the school of political and public administration and other teaching units subsequently draw up relevant experimental training construction plans and carry out the later stage project construction of the new economic management experimental training center, they should try their best to connect and share the facilities and equipment of the "Teaching-competing-learning" integrated law business integration talent training experimental training center (phase I project), so as to optimize the resource allocation.

2. First, Analysis of Main Problems of the Analysis of Project Investment of University Infrastructure

2.1 Project Investment Control Analysis Consciousness is Biased

The project adopts DBB construction mode. In order to ensure the completion of the project on schedule, after the owner draws up the construction plan, the construction drawing is designed in detail, and the construction drawing budget is prepared (the wind turbine room adopts the provisional estimate). Then, the unit is determined to enter the construction site through public bidding. During this period, the equipment and furniture of the project are invited for bidding at the same time.

The financial departments of colleges and universities lack professional project management experience and engineers. Therefore, the control of investment in the Integrated training center is relatively difficult , and it is hard to make the investment play a higher role and value. For example, colleges and universities are in need of rapid development of businesses that lack sufficient analysis support, and a large amount of funding are used in other unimportant related fields. The understanding of investment-benefit theory is biased towards operators one-sided. They believe that the primary goal of investment control is to use the less money to do the more thing , while ignoring the problems that may add more features with less investment. During our investigation, it was found that the Integrated training center is more common in the sale process[1]. The Integrated training center participates in real laboratoryprojects. None of them have a clear standard, and employees generally rely on experience to control the scale of feature set.

Due to the limitation of land use and lack of historical data, professional surveying and mapping units are invited to survey and survey the project. According to the latest fire protection requirements, the project needs to install mechanical smoke exhaust system. The fan room will be further designed in the later stage of

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construction. The relevant technical parameters of the equipment will be determined according to the laboratory function. The furniture will be customized according to the site decoration and the specific conditions of the equipment. During the construction process of the project, the equipment embedding and furniture installation cross operation are required. During the project construction process, the infrastructure decoration is based on the current situation the specific situation of the site will be changed, and then the construction will be carried out. After the completion and acceptance, it will be handed over to the business school.

2.2 Single Investment Control Method

The investment control mainly relies on manual bill of quantities and unit price of tender and modern investment control methods are not used. Investment manipulation means excessive reliance on short-term data. It only pays attention to the observation of financial statements, and ignores the role of long-term supervision and the connection of various parts in infrastructure and operation.

The existing investment control methods of Integrated training center are single. It is limited to using Glodon software to prepare reports during the investment process. After the monthly manager obtains the report of the investment accounting department, the engeer comprehensively analyzes the income, investment and profit. Report data to find investment items with unfinished changes, and then find out the reasons for investment items with unfinished changes, and deal with them accordingly. The computerization of the investment control system has not been completed, that is, from the proportion of raw material purchase investments to the selection and selection of sources, from the establishment of investment standardization information to the collection and accounting of actual investments, from the calculation of investment differences, the implementation of investment differences and rewards and punishments should be used The computer information system handles investments and benefits, and by completing computerized investment control, it enriches investment control methods and improves investment control efficiency.

3. Second, the Development Path of the Analysis of Project Investmentof University Infrastructure

3.1 Selected a Construction Management Model Scientifically

The modern administration model of universities is that each department performs its obligations, with clear boundaries, but lacks necessary communication and cooperation. Like a functional laboratory such as an integrated training platform, the laboratory function is determined by the user unit according to the college and subject research needs. After the function is determined, the college will communicate with the school as an unprofessional management unit based on the subject. The amount of funding determines the site selection and investment amount

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of the project. Then the functions of the laboratory are compulsorily divided according to the various functional departments of the school. For example, the renovation of the laboratory of the project is implemented by the school's professional infrastructure department. The school's asset management department purchases computers and multi-function displays according to the college; the realization of the laboratory functions requires professional financial software purchased by the business school itself; Furniture should be customized on-site to function and layout. Each department works independently according to its task book and strives to complete the task within the fastest and smallest investment.

However, the realization of this laboratory function is inseparable from these sectors. For example, the basic renovation and renovation must fully consider the laboratory's weak and robust use requirements and the terminal layout. To improve the display screen's use effect, the lighting effect should be fully considered in the necessary decoration process. To improve the convenience of using various equipment in the laboratory, the spatial layout of each equipment must be fully considered. In the process of furniture customization, the size and model of existing equipment should be fully considered for production and installation. To make the software run efficiently, the parameters of computers and other equipment must be strictly regulated during the procurement process. To allow various departments to coordinate and cooperate closely, the most effective management method is not a matrix, but a straight-line management model, and a full-time laboratory management team is established for management.

3.2 Established a Database of Risk Factors for Laboratory Project Cost Management

The development of university laboratories is typical and diverse. The functional division of university construction projects can be roughly divided into student apartment construction, general classroom construction, faculty office construction, canteen construction, functional laboratory construction, sports venue construction, and construction of supporting facilities. The construction of functional laboratories is typical. With the development of informatization and intelligentization, each university must match the laboratory that meets its own needs according to discipline construction and academic research. The laboratory must meet the needs of the subject and the college. It must also conform to the school's development plan. Functional laboratories are diversified because each laboratory has different functions. Therefore, design, construction, and operation management must be carried out according to specific functions. This feature also increases the difficulty of laboratory construction.

In order to reduce the risk of laboratory construction cost control, colleges and universities should unite and invite professional construction managers and risk management experts to form a professional risk management team based on the research of construction projects, especially laboratory construction projects. Identify and establish a list of risk factors, qualitative and quantitative analysis to determine the weight and loss of risk factors, formulate risk management

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countermeasures to reduce risk losses, and provide future project management references.

3.3 Amplected plans' Comparison and Optimization

The immense preponderance of acknowledged project managers believes that the focus of project cost control is in the implementation phase. This view is very wrong. The critical stage of project construction investment control is in the early stage of project construction. In the early stage of the construction of colleges and universities, the procedure is basically: project establishment → design → procurement → construction → transfer → operation. Initiate the project according to the user needs of relevant departments. In the process of project initiation, key issues such as the scale, investment, and location of the project must be defined. To define such key issues, the use function needs to be defined, and the user often cannot accurately express it. The required use functions are often directly determined by referring to similar laboratories in other schools to determine the construction scale directly. Unclear functions lead to frequent increase and decrease of functions in the later project construction process, which directly affects the project's construction progress and investment. In the early stage, it is necessary to invite professional laboratory users, designers, and other related personnel to conduct research on the construction functions and clarify the use functions of the project, to scientifically determine the construction scale and site selection of the project, and reduce the risk of cost out of control caused by changes in the later period.

4. Conclusion

Among the improvement of higher education, academies have an increasing demand for functional laboratories. In order to meet the needs of students and teachers, various universities are also launching smart laboratories and smart dormitories to varying degrees. Intelligence realizes that it relies on some high-tech equipment to work alone, but the scientific design makes these high-intelligence equipment work together, forming a team with a clear division of labor and cooperation like people. It puts forward higher requirements for construction managers and management models. We need designers from various professions to seamlessly connect and determine the best construction plan through plan comparison and optimization. In project implementation, the implementer should also master the basic knowledge of other professions, which can communicate across professions, increase the coordination of various job professions, and reduce unnecessary conflicts caused by rework. Simultaneously, to meet this construction requirement, we must cultivate comprehensive management talents who understand the necessary knowledge and methods of project management. It is also necessary to have a basic understanding of each specialty so that each specialty's communication and cooperation can be strengthened in the project management process to improve management efficiency. Simultaneously, the daily management of colleges and

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universities adopts a functional style, which is conducive to clear functions, but the construction of functional laboratories is comprehensive. The school can set up a project construction team for individual laboratories and adopt a matrix style, which does not affect the university's Daily management can also effectively improve the construction mode of the project. The construction management team was established with the start of the project and disbanded with the project's handover.

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