CURRICULUM VITAE
NWAUZOMA ANTHONY UCHENNA

PERSONAL PROFILE

Gender: Male
Date of Birth: 22nd June, 1978
Marital Status: Married
Local Govt. Area: Ngor Okpala
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EDUCATIONAL INSTITUTIONS ATTENDED WITH DATES

Federal Polytechnic, Oko, Anambra	1998 – 2000
Federal Polytechnic, Oko, Anambra	2002 – 2004

ACADEMIC QUALIFICATIONS OBTAINED WITH DATES

Higher National Diploma (Quantity Surveying)	2004
National Diploma (Quantity Surveying)	2000
West African School Certificate (WASC)	1996

WORK EXPERIENCE

- Good Infrastructure Limited, Lagos — 2019-date
  Position: Project Manager
- QED Distributions Limited, Lagos — 2016-2018
  Position: Operations Coordinator
- Ragus Engineering Services Limited, Lagos — 2011-2015
  Position: Project Manager
- Multi-Links Telkon, Lagos — 2007-2011
  Position: Quantity Surveyor
- Trans State Quantity Surveyors, Lagos — 2005-2006
  Position: NYSC
- Eldorado Nigeria Limited, Lagos — 2002-2003
  Position: Quantity Surveyor (Trainee)

JOB DESCRIPTION

- Contract Documentation and Procurement
- Contract Administration
- Building Cost Management
- Civil & Heavy Engineering Cost Management
- Project Management

HOBBIES

- Reading and Travelling

REFEREES

- **QS Emoli Francis Chinedu**
  Head of Department of Quantity
  Federal Polytechnic, Oko
  Anambra State
- **Mr. Charles Ikeazota**
  Voice of Nigeria
  Abuja

REPORT OF PROFESSIONAL EXPERIENCE

CONSTRUCTION OF CLINIC, OKIGWE, IMO STATE

1. Introduction

1.1 Case Study Project

The Project title for this case study is the Construction of Clinic. It is a private clinic that belongs to Mr. Osaretin Gabriel

I was involved in this project from inception. The form of contract used was the JCT 2016 Standard Building Contract (with Quantities). The procurement route being used is the traditional procurement route. The tender process was a negotiated single stage tender because the contractor had rendered residential construction services to the client in recent times. The Bill of Quantities was prepared in accordance with the Building Engineering Standard Method of Measurement (BESMM) 4th edition (Revised).

1.2 Details of the Project

The Clinic is located in OKIGWE, IMO STATE.

The aim of the project was to meet the increasing demand for health care services in the community.

The scope of the project involved the construction of:

a. The Main Building: This is a frame structure with a single suspended slab. It is equipped with a fire alarm and fire suppression system, Closed Circuit Television (CCTV) system electrical and mechanical installation works.
b. Gate house/Generator house: This is a bungalow comprising of a security gate house which has a kitchenette and a toilet/bathroom and the generator house attached to the gate house.
c. External works: The external works comprise of a perimeter fence, gates, overhead steel water tank on structural steel supports and landscaping (hard and soft).

The foundation for all buildings was the strip foundation with pad and columns for this frame. The original contract value of the project was Two Hundred and

Ninety-Six Million, Five Hundred and Forty Thousand, Two Hundred and Sixty-Five Naira only **(₦296,540,265.00)**

1.3 My roles and responsibilities on the project

My role on the project was that of a **project manager** /cost manager engaged to manage all project challenges and financial related issued on behalf of my employer. The client engaged my employer for Project Management and Cost Management Services. After a careful examination of the contract documents as prepared by the client's team of consultants, I drew up a list of potential problem areas that needed to be addressed, including solutions.

The contents of this document were discussed with management. I was also charged with all cost management and contract management functions.

1.4 Timeline

The project start date was on the **28th February, 2025** with project duration of 36 weeks. Due to an extension of time, we exceeded the project duration by 11 weeks and handed over on the **23rd January, 2026.**

1.5 Project Stakeholders

The stakeholders on the project include the client and their representatives, nominated and domestic subcontractors, supplier and site workers, consultants and the project management team of the client headed by me. We meet monthly to review the project and a situation report is prepared by me.

2. Problems and Solutions

2.1 Bill of Quantities Review

I carried out a re-measurement of the contract drawing to ascertain whether the quantities in the contract Bill of Quantities were correct and identify any significant errors that will impact my employer negatively. The measurement was carried out in accordance with the Nigeria's BESMM4^{R} as specified in the conditions of contract. The contract documentation by the client's consultant was hurriedly put together and as such, there were significant errors. I discovered major discrepancies in quantities in various elements in relation to

the drawings, and items of work that were not captured which cumulatively significantly exceeded the contingency sum provision. I prepared a report, providing details of all discrepancies and presented same to the senior management. The contract sum was reviewed to capture the rectification of these discrepancies.

2.2 Resolution of dispute arising from approved Variations

Due to the elimination of the basement, it became imperative that reinforced ground beams be constructed to bear the lateral forces to be imposed by the massive laterite filling to the voids. There was an estimated 1,200 cubic meters of imported laterite to fill up the void that would otherwise have been functional spaces in the basement. Also, the drawings did not provide for retaining walls to the perimeter fence to withstand the lateral forces of the imported laterite fill. The Land Surveyor provided final levels for filling for hard and soft landscaping. It was evident that a hollow block wall fence will collapse if subjected to lateral forces from the fill and was agreed that a retaining wall 300mm thick and 3500mm high be built to retain the fill. Regular blockwork in stretcher formation will then be used to complete the perimeter fence. There was also no provision for the breaking up and carting away of naturally occurring rocks on the site.

I built up the rate for the specified concrete grade (grade 30) to be used for the retaining wall using a reputable ready-mix concrete vendor. The rate came up to ₦130,000/ m^3. The Consultant Quantity Surveyor approved a reinforced concrete rate of ₦120,000/m^3 for grade 30 concrete. To resolve this dispute, I arranged a meeting with the Consultant Quantity Surveyor and we jointly computed the rate. It was agreed that the Consultant Quantity Surveyor's rate could not cover the cost of a cubic meter of concrete as supplied by the company. The Consultant Quantity Surveyor awarded a rate of ₦126,000/m^3. The contractor did not make the anticipated profit but the reduction was marginal.

2.3 Claims – Incorrect Soil Test and Analysis

In the foundation works, after the excavation of the trench and column pit, it was discovered that after excavation to the depth of 1,4m deep the soil condition was unstable. Without prior report to the Consultant Structural Engineer, the contractor commenced with arrangements for casting of the footing and blinding for column base.

Upon visitation to the works by the Consultant Resident Structural Engineer to monitor the concrete mix and ensure same mix was taken for cube test. He discovered that the soil after the trench excavation in some area of left side elevation was unstable (with a mixture of clay and laterite). Hence, the need to stop concrete works in foundation footing and blinding of the column base.

This implies that a proper soil test was not done by the Client's Soil Scientist neither did the contractor bring the issue to the notice of all involved parties.

As the Project Manager on the project, I immediately issued an instruction to the contractor for concrete works to be put on hold, pending the resolution of the issue. The Soil Scientist was requested to carry out another soil test and analysis, upon which the Structural Engineer redesigned the foundation drawing, from column and pad to a new foundation of column, pad and reinforced ground beams in unstable soil condition.

The total number of delay experienced was 14 days period, which I granted an extension of time to the contractor without running preliminary cost of loss and expense for their failure to notify the Structural Engineer of the noticeably poor ground condition during their excavation works.

Hence the overall programme of work was adjusted and accommodated the delay experience.

The Consultant Project Quantity Surveyor was consulted to review the Bill of Quantities and accommodate the reinforced beams introduced as a variation item of work as the Client will pay on daywork basis for reinforcement works in the beam. The payment will be made, as it is additional work during the valuation claims.

2.4 Claims for Extension of Time

The various variations that occurred on the project and a delay in the delivery of roofing sheets as imported by the client called for a review of the programmed of works. The initial contract duration was for 36 weeks. When the work breakdown structure was edited accordingly with durations and appropriate dependencies included, the review indicated that there was going to be an extension of works by 11 weeks. The contractor's Quantity Surveyor sent a delay notice letter with the updated programme of work attached, highlighting the delay. They went on to prepare an extension of time claim for the 8 week delay period. The claim covered all time-related preliminary items in the Bill of Quantities; site accommodation, water for the works, watching/site security, temporary electricity, scaffolding and plant, community relations, etc. the claims were handled as contractual claim.

2.5 Claims for Loss and expense

The client ordered for special roofing sheets from abroad. The responsibilities of the contractor were limited to the construction of the roof woodwork and installation of the imported roofing sheets. The Nigerian Government closed all its land borders, and as such, the materials were stranded at the border. We had already concluded the wood work for the roof in accordance with the timeline in the programme of work. The delay resulted in damage to the woodwork due to exposure to inclement weather. By the time the client had sourced an alternative route and delivered the materials to site, the roof wood work could not be used. The contractor's QS had to prepare a claim for loss and expense. The claim for extension of time was included in above. It was negotiated and a sum was agreed upon.

2.6 My reason advice to Contractor on the need to get approval before executing works on site.

The adjustment to the design demanded that we got approval from the designated authority before commencing with the works. The contractor was trying to carry out with the works without approval. I strongly advised against

this and insisted that appropriate approvals be sought before implementation on site. The approvals were granted before works commenced on site.

2.7 Dispute Arising from Approved Variable Change Order

A major work content which has no similar rate in the contract Bill of Qunatities was the relocation of Power Holding Company of Nigeria (PHCN) transmission lines and electric pole on the site. Hence, I directed Consultant Quantity Surveyor to build up rate on labour and materials used to execute the works on daywork basis and make allowances for equipment, tools and the mark-up.

2.8 Cash flow projection and cost-value reconciliation

As a result of the significant variations that were approved, there were challenges with cash inflow. Cash flow forecasts could not be updated and my employer was experiencing a hard time with finances. The cost value computations showed that the company was running at a loss because there was a significant differential between quantity of work executed and the value of work certified. I followed up with my senior management team and submitted the required approved variation computations to improve cash flow. Rectification of these issued related with valuations ensured that my employer was in a better financial position.

3. My Achievements

I was able to demonstrate my ability to work high ethical standards, displaying a high level of professionalism in managing the cost aspect of the project in addition to other aspects, in the following ways:

3.1 Data Management

The need for proper documentation of contract information can never be overemphasized. I ensured that all information with respect to the project were duly classified and easily accessible under appropriate headings in hard and soft copy. I ensured appropriate filling systems and backup systems; hard disc drives and in cloud.

3.2 Quantification and costing of construction works

We re-measured the contract drawings to ensure that there were no significant disparities in contract quantities and it was clear that there were significant shortfalls in the quantities and major omissions of work items. The contractor brought these observations forward as variations and was successful in claiming them. I build up rates for items of work that were not part of the Contract Bill of Quantities. I quantified all variation orders and site instructions issued during the project and ensure that my employer was in a favourable position through rates negotiation.

3.3 Health and Safety

The importance of adherence to health and safety on site cannot be overstretched. I went out of my way to give toolbox talks to site operatives on a daily basis and ensured that all workers wore Personal Protective Equipment (PPE) at all times. I went a step further to ensure that where a sub-contractor is in defect on the provision of PPE to its workers, the contractor provided such PPE and I deducted such amounts from their payments to cover the costs while providing evidence of such purchases to the subcontractor. This made the project to achieve a zero accident and zero near-miss status all through the project.

3.4 Project Financial Control and Reporting

I achieved a great deal of financial control and financial reporting on the project. I was able to prepare and present financial reports to management at monthly intervals to show the financial status of the project. I was able to adequately forecast costs, the impending risks and further quantify the cost implication of such risks. I was able to advice on strategies to control expenditure and keep costs at a minimum. Strategies like bulk purchase by contractor to achieve significant discounts were employed to further keep costs down and maximize profit for the contractor. I embarked on monthly preparation of cost-value Reconciliation statements after each valuation is done. This is used to prepare financial statement to give the financial position of the project after preparation of interim valuation.

4. Conclusion

The project was one that was plagued with several issues with a high potential for losses to be incurred by my employer if such issues were not properly taken care of. The drawings were hurriedly prepared without adequately taking the peculiar site conditions into account, the client made several significant changes to the design, there were disruptions caused by governmental policies, to mentions but a few. The approach I took in resolving these issues and ensuring that my employer did not incur any loss as a result of the aforementioned challenges goes a long way to demonstrate my in-depth understanding of contract administration and commercial management. My ability to pay attention to detail and to accurately quantify change requests was tested. The project provided ample opportunities to display and sharpen skills such as financial management, financial control, negotiation, conflict avoidance and management, construction technology, report writing and presentation.

I learnt that the choice of the procurement route to project is critical to the success of a project. In this particular case study, the design and build procurement route would have been more ideal as the contractor would have taking the site peculiarities into cognizance during the design stage.

Despite the challenge, the project has successfully reached completion status with all stakeholders being happy. I was very delighted with the way I managed the financial aspect of the project which was pivotal to the client in order to have value for money.

The success of this project formed the basis for my promotion at work.

I am grateful for the opportunity to write case study because in documenting my approach, roles and responsibilities and achievement, it evidences growth in my professional career as a Quantity Surveyor and the belief in my ability to provide strict financial management, project management and control on complex projects.

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