

NIGERIAN INSTITUTE OF QUANTITY SURVEYORS

The Professional Construction Managers.

PROFESSIONAL EXPERIENCE REPORT

PRESENTED TO:

NIGERIAN INSTITUTE OF QUANTITY SURVEYORS

(NIQS)

BY

OLANIYAN, ADEYEMI. TAOFIQ

(P007480)

IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR REGISTRATION TO
CORPORATE MEMBER

MARCH 2026

1. INTRODUCTION

This report is submitted in partial fulfillment of the requirements for the Final Professional Assessment of the Nigerian Institute of Quantity Surveyors (NIQS).

It provides a comprehensive account of my practical training, professional experience, and competencies acquired while performing Quantity Surveying duties under structured supervisions and organizational platforms.

The report also highlights my exposure to both pre- contract and post-contract services, my understanding of construction cost management, and my ability to apply theoretical knowledge to real-life construction projects.

Furthermore, it also includes an extensive but not exhaustive dissection of specific projects in which I was actively involved, demonstrating my approach to professional tasks and responsibilities.

2. CURRICULUM VITAE (BRIEF RESUME)

Name: Olaniyan, Adeyemi. Taofiq.

Date of Birth: [9th January 1982]

State of Origin: Osun State

Nationality: Nigerian

Contact Address: [19 Bola Adegboro Street, Alapere Area, Lagos State]

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Phone: [07060579749]

Educational Qualifications

- HND Quantity Surveying – [Osun State College of Technology- Esa-Oke], [2006]
- National Youth Service Corps (NYSC) – Completed [2008]

Professional Status

- Probationer Member, Nigerian Institute of Quantity Surveyors (NIQS)

Employment History

- Assistant Quantity Surveyor, Contemporary Properties Ltd.- Lagos – [2008 – 2012]
 - Quantity Surveyor, Centrebase Consult Ltd.- Lagos – [2012 – 2019]
 - Quantity Surveyor, Princess Alexandre Architects Ltd.- Lagos – [2019 – 2021]
 - Projects Quantity Surveyor, Netconstrut Nigeria Ltd.- FCT, Abuja – [2021 – Present]
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3. RECORD OF PROFESSIONAL EXPERIENCE AND PROGRESS

In the course of my professional practice, I have acquired extensive experience across key areas of Quantity Surveying in alignment with NIQS competency requirements. My experience spans Pre- contract services- (contract documentation and procurement (Bill of Quantities preparation, Tender evaluation and reporting, Tender drafting and negotiations). Contract administration (interim valuations, variations and claims management, cost control and management, dispute resolution etc.) and Project Close- out (final accounts and final hand over), where all construction risk management and software adoption skills to life projects such as the Sunnyvale Gardens Estate Development, Abuja, Luxury Residential Apartments, Parkview Estate, Lagos, and 50-Lettable Space Office Complex, Ikeja, Lagos have all been utilized.

These knowledge areas include pre- contract, post- contract services as briefly highlighted below:

3.1 Pre-Contract Services

I have been actively involved in pre-contract cost management services, including feasibility studies, cost planning, and preparation of Bills of Quantities in accordance with the Building and Engineering Standard Method of Measurement (BESMM).

Notably, on the Luxury Residential Apartments, Parkview Estate, Lagos, and the 50-Lettable Space Office Complex, Ikeja, Lagos, I undertook detailed quantity take-offs using both manual methods and digital tools such as Microsoft Excel and PlanSwift.

I also developed preliminary cost estimates using elemental and comparative methods, advising clients on budgeting, cost limits, and value optimization strategies while maintaining functional and quality requirements.

3.2 Tendering and Procurement

I am always actively involved and participate in the preparation of tender documentation, including Bills of Quantities, specifications, and conditions of contract. I called for and assisted in inviting tenders, analyzing submitted bids, and preparing tender evaluation reports. And for particular reference, the project development of a filling station for Techno- Oil Ltd. At Abule-egba Lagos State, which involved different specialist work items viz-a-viz specialist vendors.

Through this process, I developed strong negotiation skills, analytical and decision-making skills, ensuring value for money and transparency in procurement.

3.3 Post-Contract Services

My post-contract experience includes interim valuations, variation assessment, financial statement, and final account preparation.

On the Sunnyvale Gardens Estate Development, Abuja, I implemented cost control measures such as material optimization strategies, including the reuse of formwork materials, which contributed to significant cost savings.

I also ensured continuous cost monitoring through periodic market surveys and cost data updates, thereby maintaining alignment between project expenditure and approved budgets.

3.4 Contract Administration

I have gained practical experience in contract administration through the application and interpretation of standard forms of contract, including FIDIC and JCT conditions.

3.5 Claims Management

For instance, during the execution of residential terrace duplexes at Sunnyvale Gardens Estate, Abuja, I contributed to the evaluation and resolution of contractual claims, ensuring fair and equitable outcomes in accordance with contract provisions.

3.6 Project Financial Control

I have contributed to cost monitoring and reporting throughout project life cycles. This includes:

- ✧ Preparing cash flow forecasts- *such as live screen presentations to the company management on overall proposed project costs by further detailing into practical construction stage milestone budgetary funding*
- ✧ Tracking project expenditures- *e.g through vetting of weekly project expenditures in collaboration with the company account department on estimated budget provisions*
- ✧ Ensuring projects remain within budget- *the case point of cost advice on value engineering method of bulk purchase of equal quality but cheaper material price of long- span aluminium roofing sheets for multiple building units at the Rockvale estate development at Apo, Abuja*
- ✧ Financial Statements- Quarterly Financial statements preparation to reconcile payments with contract variations, approvals and accounts department disbursement to sub- contractors on the Tetfund Phase 2 project as executed by Netconstruct Nigeria Limited at Kabusa gardens estate in the Federal Capital Territory.
- ✧ Final Accounts- Premised on the cumulative project financial statements in each financial year (FY), I prepare final accounts for close out projects.

3.7 Professional Development

Through mentorship, on-the-job training, Professional webinars/ seminars and skill acquisitions over the course of my professional journey, I have progressed from basic measurement duties to developed proficiency in handling complex responsibilities such as:

- Cost planning and Control
- Cost reporting
- variation analysis, and settlement of claims
- Client interactions and stakeholders management
- Construction technology and materials
- Cost management techniques
- Professional communication and teamwork.

3.8 Knowledge building / Capacity Building

In furtherance of my professional development and in alignment with NIQS continuous professional development (CPD) requirements, I have actively participated in various training programmes, seminars, and workshops aimed at enhancing my technical and professional competencies.

A few of these are as listed thus:

- NIQS- Infrastructure Cost Management: Contemporary Issues & Emerging Trends
 - NIQS/ Convention on Business Integrity Ltd (Gte.)- 5th Webinar Series on Ethics and Practice Management: Ethical Dilema and The Quantity Surveyor
 - Green Building Council of Nigeria- Webinar on- A Net Zero Carbon Road for the Nigerian Built Environment
 - AQSPS/ QS ACADEMY/ PCIDI- Training on NEEDS Assessment & Costing of Development Projects & Programmes
 - NIQS (Lagos Chapter)/ RICS- 1 -Day Mediation Training
 - MOVALUE/ IAPM- Document Control and Management Course
 - WAQSN / YQSF- Professional Software Training Course
 - Athena Global Education- Webinar on Sustainable Real Estate: Building a Greener Future
 - Corporate Finance Institute- Excel Fundamentals: Formula for finance (Online Course Study)
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4. EMPLOYER/SUPERVISOR ATTESTATION

5. PROJECT REPORT- 1

5.1 Project Information

Project Title: Construction of Residential Estate Mixed- Apartments

Location: Sunnyvale Gardens Esate, FCT- Abuja, Nigeria

Client: Private Individuals

Consultants: Architect, Structural Engineer, Quantity Surveyor

Developer: Netconstruct Nigeria Ltd

Project Value: ₦20,000,000,000.00

Procurement Method: Design and Build

Contract Type: Sub Contractors

Project Duration: 60 Months (2021-Present)

5.2 Description and Scope of Works

The project involved the construction of mixed-type residential apartments comprising:

- ✓ 300 units of 3-bedroom duplexes
- ✓ 150 units of 2-bedroom duplexes
- ✓ 50 units of 3-bedroom flats
- ✓ Infrastructure (e.g- Central sewage, Overhead external electrical installations, roads)

The scope of works included substructure, reinforced concrete superstructure, blockwork, finishes, mechanical and electrical installations, and external works such as drainage and landscaping. It also includes provision infrastructure items such as internal road networks and central sewage.

5.3 Role and Responsibilities

In this project, I served as the senior Project Quantity Surveyor on the development. My responsibilities included:

- i. Cost planning and Control
- ii. Interim valuations
- iii. Quantity take-off
- iv. Preparation of Bill of Quantities
- v. Preparation of material labour schedules
- vi. Prepared finishing schedule
- vii. Presentation of progress reports
- viii. Variation assessment, and
- ix. Cost reporting.

5.4 Methodology and Approach

Measurement

Detailed measurements were done on the drawings and specifications using Ms Excel and Planswift tools. Quantities were cross-checked to ensure accuracy.

Post Contract Cost management

I monitored project costs through regular reporting and ensured alignment with the approved budget.

Procurement advice and Tender documentation

Oversee the tendering process and ensured transparency in contractor selection.

Contract administration and Financial control

Prepared interim valuations and tracked variations to prevent cost overruns.

5.5 Challenges and Solutions

Some of the challenges faced during the project included:

- a. Fluctuating material prices
- b. Design changes
- c. Incomplete design information at early stages
- d. Frequent variations initiated by the client

These challenges were managed through proper cost adjustments and communication with stakeholders.

5.6 Professional Competence Demonstrated

The project enhanced my skills in accurate cost planning, cost control, Proper documentation, measurement, contract administration, and teamwork.

5.7 Conclusion

The project provided valuable hands-on experience in quantity surveying practice. It strengthened my technical knowledge and prepared me for greater professional responsibilities including projects management.

6. PROJECT REPORT- 2

6.1 Project Information

Project Title: Construction of Estate Drainage Canal and Culverts

Location: Cityview Estate, FCT- Abuja, Nigeria

Client: Private Individuals

Consultants: Architect, Structural Engineer, Quantity Surveyor

Developer: Netconstruct Nigeria Ltd

Project Value: ₦146,000,000.00

Procurement Method: Design and Build

Contract Type: Sub Contractors

Project Duration: 18 Months (2024-2025)

6.2 Description and Scope of Works

The project involved the construction of drainage canal comprising:

- ✓ Earth- works
- ✓ Earth filling
- ✓ Reinforced concrete walls

The scope of works included soil stabilization, reinforced concrete base and walls, weep- holes. It also includes construction of culverts and rock breaking along the canal path.

6.3 Role and Responsibilities

In this project, I served as the senior Project Quantity Surveyor on the development. My responsibilities included:

- x. Cost planning and Control
 - xi. Interim valuations
 - xii. Quantity take-off, applying
 - xiii. Application of BESMM
 - xiv. Preparation of Bill of Quantities
 - xv. Preparation of material labour schedules
 - xvi. Presentation of progress reports
 - xvii. Cost reporting.
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6.4 Methodology and Approach

Measurement

Detailed measurements were done on the drawings and specifications using Ms Excel and Planswift tools. Quantities were cross-checked to ensure accuracy.

Post Contract Cost management

I monitored project costs through regular reporting and ensured alignment with the approved budget.

Procurement advice and Tender documentation

Oversee the tendering process and ensured transparency in contractor selection.

Contract administration and Financial Control

Prepared interim valuations and tracked variations to prevent cost overruns.

6.5 Challenges and Solutions

Some of the challenges faced during the project included:

- e. Fluctuating material prices
- f. Unexpected variations
- g. Location assessment

These challenges were managed through proper cost adjustments, regular site meetings and communication with stakeholders.

6.6 Professional Competence Demonstrated

This project enhanced my competencies in civil engineering measurement, particularly in earthworks, reinforced concrete structures, and hydraulic infrastructure. It also strengthened my ability to assess ground conditions, manage cost implications of unforeseen site challenges, and apply cost control techniques in infrastructure projects, thereby broadening my experience beyond building works.

6.7 Conclusion

The project provided valuable hands-on experience in quantity surveying practice. It strengthened my technical knowledge and prepared me for greater professional responsibilities including projects management.

7. PROJECT REPORT- 3

7.1 Project Information

Project Title: Construction of Petrol filling Station

Location: Abule- egba, Lagos State, Nigeria

Client: Corporate Oil and Gas Firm

Consultants: Architect, Structural Engineer, Quantity Surveyor

Contractor: Princess Alexandre Architects Ltd

Project Value: ₦543,000,000.00

Procurement Method: Traditional

Contract Type: Lump Sum Contract

Project Duration: 10 Months (2020- 2021)

7.2 Description and Scope of Works

The project involved the construction of Petrol filling station comprising:

- ✓ 2,000 square area forecourt,
- ✓ 8 Pump stations,
- ✓ 3 Underground storage tanks
- ✓ Infrastructure.

The scope of works included underground storage construction, reinforced concrete works, blockwork, finishes, mechanical and electrical installations, and external works such as fence, drainage and landscaping.

7.3 Roles and Responsibilities

I served as the Sole Project Quantity Surveyor on the Project. My responsibilities included:

- i. Preparation of Bills of Quantities for the civil works
- ii. Cost planning and Control
- iii. Interim valuations
- iv. Material procurement and
- v. Works supervision.

7.4 Methodology and Approach

Measurement

Detailed measurements of the civil works and ensured accuracy of quantities.

Post Contract Cost management

Project costs were monitored through daily site supervision and other material procurement keeping in line with the budgets.

Procurement advice and Tender documentation

Ensured proper tendering process, sub-contractor selection and other materials purchases.

Contract administration and Financial Control

Prepared interim valuations and tracked variations to prevent cost overruns.

7.5 Challenges and Solutions

The project faced challenges in the course of its execution, such as:

- a. Getting vendors on specialist items such as mechanical and electrical pipe works.
- b. Client changes in designs
- c. Procurement delays

These challenges were addressed through consultancy and other referrals within the oil and gas sector, proactive planning, regular coordination meetings, and continuous cost reviews.

7.6 Professional Competence Demonstrated

This project enhanced my understanding of specialist construction works within the oil and gas sector, including underground storage systems and mechanical installations. It also developed my capacity in vendor coordination, procurement of specialized materials, and cost control under time-sensitive conditions.

7.7 Conclusion

The project highlighted the importance of consultancy advice, relevance of direct material procurement, effective communication and collaboration in projects.

8. PROJECT REPORT- 4

8.1 Project Information

Project Title: Construction of Commercial Office Complex

Location: Ikeja, Lagos State, Nigeria

Client: Corporate Organization

Consultants: Architect, Structural Engineer, Quantity Surveyor

Contractor: Centrebase Consult Ltd

Project Value: ₦839,000,000.00

Procurement Method: Traditional

Contract Type: Lump Sum

Project Duration: 24 Months (2014- 2016)

8.2 Description and Scope of Works

The project involved the construction of Petrol filling station comprising:

- ✓ 6-Storey building,
- ✓ 50 Lettable spaces,
- ✓ Pent floor area
- ✓ Car park slots.
- ✓ External works

The scope of works included raft foundation type substructure, reinforced concrete works, blockworks, finishes, mechanical and electrical installations, Dry wall cladding, curtain walls and external works such as fence, drainage and landscaping.

8.3 Roles and Responsibilities

Worked as the second Quantity Surveyor on the Project. My responsibilities included:

- i. Preparation of Bills of Quantities
- ii. Cost planning and
- iii. Interim valuations.

8.4 Methodology and Approach

Measurement

Detailed measurements from the architectural and engineering drawings while ensuring accuracy of quantities.

Post Contract Cost management

monitored project costs through regular reporting and ensured alignment with the approved budgets.

Procurement advice and Tender documentation

Ensured proper tendering process, sub-contractor selection and other materials purchases.

Contract administration and Financial Control

Prepared interim valuations and tracked variations to prevent cost overruns.

8.5 Challenges and Solutions

The project faced challenges such as

- a. Fluctuating material prices
- b. Design changes.
- c. Incomplete design information at early stages
- d. Frequent variations initiated by the client

These were managed through proper cost adjustments, frequent meetings and communication with stakeholders.

8.6 Professional Competence Demonstrated

This project strengthened my competencies in high-rise commercial construction, including cost planning for complex structural systems, curtain walling, and mechanical installations. It also improved my ability to manage variations and maintain cost control in large-scale commercial developments.

8.7 Conclusion

The project highlighted the importance of effective communication in project management and need for proper documentation

9. PROJECT REPORT-5

9.1 Project Information

Project Title: Construction of Luxury Residential Apartments
Location: Parkview Estate, Lagos State, Nigeria
Client: Private Individual
Consultants: Architect, Structural Engineer, Quantity Surveyor
Developer: Contemporary Properties Ltd
Project Value: ₦522,000,000.00
Procurement Method: Traditional
Contract Type: Lump Sum
Project Duration: 18 Months (2011- 2012)

9.2 Description and Scope of Works

The project involved the construction of Luxury residential apartments comprising:

- ✓ 6 units of 4-bedroom flats,
- ✓ Swimming pool,
- ✓ Pent floor
- ✓ Lifts system
- ✓ External works.

The scope of works included pile foundation type substructure, reinforced concrete superstructure, blockwork, finishes, mechanical and electrical installations, and external works such as drainage and landscaping.

9.3 Roles and Responsibilities

I served as the assistant Project Quantity Surveyor on the development. My responsibilities included:

- i. Quantity take-off, preparation of Bills of Quantities
 - ii. Cost planning
 - iii. Interim valuations
 - iv. Variation assessment
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9.4 Methodology and Approach

Measurement

Detailed measurements were done on the drawings and specifications. Quantities were cross-checked to ensure accuracy.

Post Contract Cost management

I monitored project costs through regular reporting and ensured alignment with the approved budget.

Procurement advice and Tender documentation

I was involved in the tendering processes and contractor selection.

Contract administration and Financial Control

Prepared interim valuations and tracked variations to prevent cost overruns.

9.5 Challenges and Solutions

The project faced challenges such as:

- a. Fluctuating material prices
- b. Design changes

These were managed through proper cost adjustments and communication with stakeholders.

9.6 Professional Competence Demonstrated

The project enhanced my skills in cost control, measurement, contract administration, and teamwork.

9.7 Conclusion

The project highlighted the importance of effective communication in project management and need for proper documentation

10. CONCLUSION

This report demonstrates my attainment of the required competencies in accordance with the Nigerian Institute of Quantity Surveyors (NIQS) framework, structured under the Basic, Core, and Optional competency classifications, and supported by practical experience gained across a range of diverse projects.

With respect to the basic competencies, I have developed a strong foundation in professional practice, including effective communication, teamwork, health and safety awareness, and adherence to ethical standards. During my involvement in the *Sunnyvale Gardens Estate Development, Abuja*, I actively participated in site meetings and coordinated with consultants and contractors to ensure clarity in cost-related matters and project documentation. Similarly, on the *construction of a filling station in Lagos*, I maintained a high level of professionalism in handling sensitive financial information and ensured compliance with safety requirements, particularly given the high-risk nature of the project. These experiences have strengthened my interpersonal skills, professional conduct, and ability to function effectively within multidisciplinary project teams.

In terms of the core competencies, I have achieved significant proficiency in the fundamental areas of Quantity Surveying practice. On the *development of a luxury block of flats at Parkview Estate, Lagos*, I was involved in detailed measurement and preparation of bills of quantities, which enhanced my quantification and cost estimating skills. I also contributed to the tendering process by assisting in the preparation of tender documents and evaluation of contractor submissions. Furthermore, during the *construction of a 50 lettable space office complex in Lagos*, I supported post-contract activities such as interim valuations, variation assessments, and cost monitoring. In addition, my involvement in the *canal and culverts construction at Cityview Estate, Abuja* exposed me to civil engineering works, broadening my understanding of measurement and costing beyond building projects. These combined experiences have equipped me with the competence to effectively manage project costs and apply professional judgment throughout the project lifecycle.

Regarding the optional competencies, I have gained valuable exposure to specialized areas of Quantity Surveying. On the *Sunnyvale Gardens Estate Development, Abuja*, I participated in value engineering discussions aimed at optimizing project costs while maintaining functional and quality requirements. During the *office complex project in Lagos*, I was involved in basic financial control processes, including cost tracking and reporting. Additionally, across these projects, I utilized digital tools such as spreadsheet-based cost templates and measurement software to enhance accuracy and efficiency in cost management tasks. My exposure to the *canal and culverts project* also introduced me to elements of risk assessment, particularly in evaluating cost implications arising from site conditions and design adjustments. These experiences have expanded my appreciation of the strategic role of the Quantity Surveyor in value optimization and risk management.

Reflectively, my training period has been both rigorous and transformative. Working across residential, commercial, and civil engineering projects has enabled me to integrate theoretical knowledge with practical application, while also strengthening my technical, analytical, and problem-solving skills. It has highlighted my areas of strength and provided insight into areas

requiring further development, particularly in advanced cost planning, contract strategy, and the adoption of emerging digital technologies in Quantity Surveying practice.

In conclusion, I am confident that I have met the NIQS competency requirements across the Basic, Core, and Optional categories, as evidenced by my active involvement in the aforementioned projects. I consider myself adequately prepared to undertake the Final Professional Assessment and to uphold the standards, ethics, and professional responsibilities expected of a Quantity Surveyor, while contributing meaningfully to the growth and development of the profession.

