

PROFESSIONAL EXPERIENCE REPORT AND CURRICULUM VITAE

Submitted to

NIGERIAN INSTITUTE OF QUANTITY SURVEYORS (NIQS)

NATIONAL HEADQUARTER ABUJA

Submitted by

OLOJEDE, DAVID OLAYINKA

Quantity Surveyor | Arbitrator | Financial Controller & Analyst

REGISTRATION NO: P015620

1994- 2026

De – Capstone building opposite Carlton Gate Estate General Gas/ Iyana Church
Road

Akobo, Ibadan

Date: February 2026

The Chairman

Education Committee

Nigerian Institute of Quantity Surveyors (NIQS)

National Headquarters, Abuja

Dear Sir,

It is with great respect that I submit my professional portfolio for consideration in accordance with the Institute's requirements for **membership progression**. This submission encapsulates thirty-two years of unwavering commitment to excellence in Quantity Surveying, Construction Management, Facility management, Arbitration, Real Estate Development, and Institutional Governance. Throughout my career, I have actively contributed to the advancement of Quantity Surveying, built environment and the socioeconomic progress of our nation, guided by diligence, integrity, and strict adherence to professional ethics.

Included in this portfolio are my brief Curriculum Vitae, a summarised Professional Experience Report, a Statement of Professional Competencies, and supporting documentation. My journey has been marked by impactful service across private, public, and institutional sectors, where I have consistently delivered results and fostered innovation.

I respectfully request your consideration and remain at your disposal for any further clarification or documentation required.

Yours faithfully,

Olojede, David Olayinka FICIARB

Curriculum Vitae

Personal Details

Name	Olojede, David Olayinka
Profession	Quantity Surveyor, Arbitrator, Financial Controller
Location	De-Capstone Building, opposite Carlton Gate Estate, General Gas / Iyana Church Road,

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Education

- HND, Quantity Surveying – The Polytechnic, Ibadan (1994)
- MBA (Finance) – University of Ado-Ekiti (2003)

Professional Certifications & Fellowships

- Fellow, Institute of Construction Industry Arbitrators (2023)
- Fellow, Chartered Institute of Finance & Control (2011)
- Certificate attached as appendix 1

Professional Summary

I am a trained Quantity Surveyor with over three decades of professional engagement. I have built a robust portfolio spanning consultancy, construction, Facility management, arbitration, financial management, project development, and organizational governance. My expertise has been shaped through diverse roles, including consultancy, contracting, arbitration, project supervision, financial strategist, and institutional advisor.

During my tenure as Chief Executive Officer of De-Capstone Ltd., I led the conceptualization, financing, and delivery of more than 40 residential, commercial, academic, and infrastructure projects, cumulatively valued at over ₦70 billion. My background in financial control and investment analysis has enabled me to integrate technical excellence with economic viability, ensuring that each project is both sustainable and profitable.

My arbitration practice is grounded in the resolution of high-stakes disputes for government agencies, academic institutions, private developers, and multinational contractors. By applying rigorous technical analysis and impartial judgement, I have facilitated the amicable settlement of over 20 complex disputes, saving stakeholders an estimated ₦150 million in litigation costs.

Beyond all direct projects, I have collaborated with many professional colleagues such as QS Dr Babatunde Adesiyon , QS kola Oluwade , Qs Feyi Olagbaye , QS Jide Kolawole etc on many projects. I have also contributed strategic oversight to national and regional committees, influencing procurement reforms, project evaluation protocols, due process compliance, and institutional governance across multiple sectors.

Professional Experience

Stade Cost Consultants (Quantity Surveyors and cost consultants)

1994 – 95

Role: Quantity Surveyor

My role at Stade Cost Consultants, owned by QS emeritus Adedoyin Adebajo at Onipanu Lagos laid the foundation for my technical proficiency and attention to details. I worked on numerous building projects that exposed me to preparation of bills of quantities, interim valuations, bill of re-measurement , variation assessment and final accounts for several institutional and residential building projects, I contributed to the successful delivery of many projects which was completed ahead of schedule and under budget.

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Clafem Consult (Architect, planners and project managers

[1995 – 1997]

Role : Quantity Surveyor / Project Managers

Immediately I finished my NYSC, I joined Clafem consult a chartered architect and planner to form a consortium. In Clafem consult we do both consultancy and construction. I, as the senior Quantity Surveyor was saddled with management of all our financial and contractual roles from inception to completion. I prepared all documents for tender, I attend tender interviews, prepare bill of quantities, materials schedule, I negotiate contracts , i represent the company at site meetings, i assessed the cost implication of variations. My professional roles in Clafem led to successful delivery of many contracts such as Obokun local government secretariat, Ibokun. Before I left Clafem i registered a facility management company David, David &Co to manage real estate facility .

Other projects I was involved at Clafem consult includes

- Saki local government secretariat
- Project: Obokun local government secretariat
Client: Obokun Local Government,

Location: Ibokun, Osun state

Status; completed

- Project: Osadep guest house

Client : Oyo state Agricultural Development Project

Status : Completed

Project: 14 units of 4 bedrooms duplex

Client Chief Gbadamosi

Location : Surulere Lagos

Status: completed

Cleman Consult [professional quantity surveyors]

Date: 1997–1999

Role : Quantity Surveyor

In Cleman consult, I performed full quantity surveying roles both at precontract and post contracts stages. I also managed clients. My involvement in tender processes and contract negotiations resulted in a 10% reduction in contractor claims and enhanced value for clients. My experiences in Clafem consult and Cleman consult strengthened my capability in contract administration and dispute management which is my core interest in the profession . Projects executed while in Cleman consult are as follows.

- Project: Mixed Development for OASIS Properties

Location: Ota Ogun State.

Client: Oasis Ltd

Status : completed

- Project : Yinka Adegbite Memorial Anglican Church.

Location : Oluyole Ibadan.

Client : Chief Adegbite

Status : completed

- Project : Sijuwola House.

Location : Dugbe Ibadan

Client : Wema Bank

Status : completed

- Project : Residential Development for Chief S.I ADEGBITE

Location: Iyaganku GRA Ibadan.

Client : Chief S. I Adegbite

Status : Completed

- PROJECT: Church of Pentecost

- Location: Igbo Oloyin Ibadan

CLIENT : Chief S.I Adegbite

Status: completed

- PROJECT : Wema Bank Building

Location : Sango Ibadan.

Client: : Wema Bank

- Project : Wema Bank Branch
Location : Osogbo Osun state.

Client : Wema Bank

Status ; Completed

- Project : development for OASIS PROPERTIES

Location: UTAKO ABUJA

Client : OASIS LTD

Status : Completed

DAVID, DAVID & CO (Facility Management)

ROLE: MANAGING PARTNER

While I was still with Cleman consult working as a quantity surveyor , I realized there were many needs for commercial rental properties and it is only in commercial properties that rent defaulters are limited I approached many owners of uncompleted and abandoned commercial properties in Ibadan , proposing collaboration to complete the properties for them and re coup investments by managing the facilities for an agreed period of time and return the property. Within 2 years the company has had many properties in the portfolio Notable among them was Chief AMA Akinloye commercial properties, about 4 commercial properties in Central business District which was abandoned for 30 years. The properties, about 300 shops in total was rehabilitated, managed by David, David& Co. The company was given 14 years to recoup investments. The arrangement has symbiotic benefits when parties adhere strictly to terms of agreement. The experience i had here are feasibility and viability analysis, , documentation, contract drafting, clients / customers relationship , alternate dispute resolution, financial reports etc.

DE-CAPSTONE LTD. 1999 TILL DATE

ROLE: CEO

I provide executive leadership for a multidisciplinary organisation engaged in real estate development, project management, construction contract, consultancy. Under my leadership, the company executed many contracts with institutions such as

- Project: Lecture theater for Federal polytechnic .
Location : Ede (certificate of practical completions attached.)
Client : Federal Polytechnic Ede
Status : completed [certificate of completion attached [appendix2]
- Project : Construction of office complex for the Department of Agriculture extention and Rural Development service.
Location
Client: University of Ibadan

Status : completed (Certificate of completion attached appendix 3)

REAL ESTATE DEVELOPMENT [DE- CAPSTONE LTD

I was involved in De – Capstone Ltd Development projects. such includes

- Project: Kings Courts Oke badan estate Akobo Ibadan (Multiple terrace building)

Client : De- Capstone Ltd

Status : Completed

- Project : David Courts , terrace buidings Oke badan Estate . Akobo

Client : De – Capstone Ltd

Status : Completed [drawings and photograph attached.] [appendix4

Commercial developments

- Project: Wuye international Market wuye Abuja

Client: Solid Base ltd

Status : Completed

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- Project : 4 nos 5 bedrooms stand alone house

- Location : Shepherd street Kolapo GRA Ibadan

- Client : De – Capstone Ltd

Status: ongoing (picture attached appendix 4)

Project : office mall on 3 floors

Location: vetenary Mokola , Ibadan

Status : ongoing picture [attached]

Key responsibilities and achievements include:

- Developing feasibility studies, project appraisals and cost models for diverse developments

- Leading concept-to-completion delivery of turnkey projects

- preparation of monthly valuation

Coordinating architects, engineers, builders and consultants

- Managing project financing, budgeting, cash flow and capital allocation

- Supervising tendering processes, contractor selection and contract negotiations

- Providing arbitration and expert-witness

- Construction contract.

Institutional Roles & Committee Service

NACCIMA (National Association of Chambers of Commerce, Industry, Mines and Agriculture)

As a member of the National Building Projects Committee and adviser on project recovery, I facilitated the financial restructuring and technical re-evaluation of more than 2 stalled projects, resulting in the successful completion of

- Renovation of NACCIMA Lagos Secretariat .
- re-structuring of abandoned Abuja NACCIMA Headquarters.

Oyo & Ibadan Chambers of Commerce

In my capacity as Chairman of the Ethics and Arbitration Committee and Council Member, I mediated executive-level conflicts and guided public-sector partnership

- Construction of Ibadan chambers office mall.

Osun State College of Education, Ila-Orangun (2013–2015)

I Served as a Governing Board Member and Chairman of the Monitoring & Evaluation Committee. As at the time we came on board there was no Department of physical planning so I was also acting as in house Quantity Surveyor on all institution projects. I led the reversal of the institution's blacklisting by the Bureau of Public Procurement (BPP), restoring eligibility for federal funding. Through rigorous evaluation and defence of TET Fund capital projects, I ensured the approval and completion of over ₦300 million in educational infrastructure. As a mediator, I resolved contractor disputes and strengthened procurement processes, enhancing transparency and compliance.

Core Skills and Competencies experienced

- **Cost Estimating, Planning & Financial Control:** Led cost management for projects exceeding ₦10 billion, implementing controls that reduced overruns by up to 18%.
- **Contract Administration & Tender Evaluation:** Managed contract documentation and tender processes for more than 30 major developments, ensuring transparent selection and compliance.
- **Arbitration, Mediation & Dispute Resolution:** Successfully resolved high-value disputes, including a ₦50 million infrastructure claim, through structured mediation and expert analysis.

- **Turnkey Project Development & Real Estate Planning:** Delivered turnkey solutions for multi-unit developments, achieving 100% occupancy within six months of completion.
- **Projects Management & Feasibility Analysis:** Coordinated interdisciplinary teams for large-scale projects, consistently delivering on time and within budget.
- **Claims Evaluation & Negotiation:** Evaluated and negotiated claims totalling over ₦1 billion, securing favourable outcomes for clients.
- **Organisational Leadership & Committee Governance:** Chaired committees that introduced ethical procurement reforms and improved institutional transparency.
- **Budgeting, Investment Appraisal & Financial Structuring:** Developed investment models that attracted over ₦2 billion in capital funding for new developments.

Professional Experience Report

Over the last thirty-two years, my professional practice has encompassed consultancy, contracting, Real Estate Development, Facility management institutional service, arbitration, and corporate governance. I have consistently applied the principles of Quantity Surveying to ensure accuracy, efficiency, transparency, and value for money, delivering measurable results across all projects.

Cost Management Experience

My expertise in cost management is evidenced by the preparation of numerous cost estimates, feasibility studies, and cost-control frameworks for clients in both the public and private sectors. For example, my cost-planning for the construction of lecture theatre for the federal polytechnic Ede ensured that actual expenditure remained within 5% of the original budget, while delivering enhanced functionality.

Contract Administration & Procurement

I have managed comprehensive tender documentation, facilitated contractor prequalification, and chaired various bid evaluation panels for developments, among are, Lecture hall at Osun State College of education, Ila orangun, 1500 seaters capacity amphitheater at Osun State College of education, Nursing and physiotherapy department and 200 capacity lecture hall at Bowen University Iwo and Ogbomosho campus respectively. My negotiation of contract terms and analysis of claims have resulted in favorable outcomes, including the resolution of a ₦150 million claim dispute through expert mediation.

Project Delivery & Turnkey Development

Leading design-build teams, I have coordinated the successful delivery of turnkey over 40 projects, from conceptualisation to handover. Notable examples are Kings Court, David court, (De-Capstone Ltd), Wuye Market(solid base Ltd) De- Capstone

office complex , all, which achieved full operational status four months ahead of schedule and secured 100% occupancy ..

Dispute Resolution Practice

My arbitration roles have included the mediation of conflicts between government agencies and contractors, the resolution of academic institution project disputes, and provision of expert opinions in industrial cases. Through structured analysis and ethical guidance, I have facilitated settlements that saved stakeholders significant time and resources, including the amicable resolution of a ₦80 million dispute at Osun State College of Education.

Institutional & Advisory Engagements

Through committee service, I have shaped procurement reforms, ensured due process compliance, supervised project audits, and contributed to strategic decisions impacting construction delivery in education and commerce. My leadership in these roles has resulted in improved transparency, enhanced efficiency, and the successful completion of critical projects.

PART 2

Project Case Study

PROJECT: Library building extension.

Client : Osun State College of Education Ila - Orangun

I would like to report this interesting project not because of anything but for the challenge encountered in the cause of executing the project . It explained some of my experiences and also affirm the usefulness of Quantity Surveyors and the need to make Quantity Surveyor a lead consultants or project manager on all construction and infrastrucral projects.

OBJECTIVE: initial objective of the project was to extend and upgrade the Osun state college of education library to 500 , later to 1000 capacity when they started running degree programmes. We upgraded the library to 2000 seater capacity when we came on board as College governing council in june 2013. and , I was made a Chairman Monitoring and Evaluation committee and acting as an in house Quantity Surveyor.

BRIEF HISTORY OF THE PROJECT Sometimes in mid 2009 the school decided to extend their library in preparation for upgrade to University status and they commissioned a consultant who produce working drawings and BOQ for 500 seater capacity.

No written memorandum of understanding or contract and no due process.

The project was contracted to a contractor on TIME AND MATERIAL CONTRACT, without due process , no proper contract documentation. and was meant to be funded using college internally generated revenue . The consultant they employed produce contract document for 1000 seater capacity which they were using for substructure. 3 years into the project, they could not complete substructure and the college, having spent so much money could not fund the project again and the project was abandoned. Disputes erupted between the institution that is angry that they had spent so much money and still in foundation , 3 years into the commencement of the project , Consultants, who was not properly remunerated for the contract documents produced, and the contractor who is making claims without proper record documentation . (attached is the letter of protest from consultants)

Problems of the project .

- The lead consultants is an architect who is not trained in cost planning and control.

- The college did not have department of physical planning and an in house Quantity Surveyor who would have advised them on cost and used the Bill of Quantities produced by the consultants to produce materials schedule and labour schedules for monitoring and cost management.
- The type of contract: (TIME AND MATERIALS could be easy to negotiate but It requires tracking time and materials . this is very time consuming The college did not have an accurate estimate of how long it will take to conclude the project and there is no incentive for contractor to finish the project early since wages are paid daily.
- Improper management
- No financial analysis – The college did not do there proper analysis . They cannot predict how much income they will realise monthly and how much to be committed to the project.

The college had to look for options of funding the project through TETfund, and this require some procedures which was not considered abnitio .

Our governing council came in June 2013 and we inherited this crisis among many other crisis, but we determined to move forward. I was made Chairman monitoring and evaluation and at the same time acting as an in house Quantity Surveyor .

After briefing by the school management , the council asked me to intervene being a Quantity Surveyor and ensure we achieve result .

Step taken.

I facilitated communication among the consultant, management, and contractor . They were all invited to meeting and asked them to bring their documents and records which they did .

OBSERVATIONS

There was no agreement and proper documentation between the consultants and the college . No proper documentation between Contractor and the college.

No completion period for the project.

MEDIATION

After several meetings I was able to resolve four-year old dispute without any party losing relationship and justifiable remuneration.

My recommendations are as follows:

1. Terminate the contract.
2. Remunerate the consultants for work done and suggest we asked them and 2 others to bring sketch drawings for upgrade to 2000 seater capacity.
3. Approve a design with a cost estimate
4. Secure approval in principle
5. Advertise the project and give the contractor the privilege to also bid.
6. Do proper technical and financial Bidding.
7. Award the contract on lump sum contract.

PRE CONTACT

The Governing council adhered strictly to my recommendations .

They approve a design and cost estimate among the 3 submitted by 3 different consultants.

We used to proposed documents to obtain approval in principle at Tetfund .

Subsequently, Working drawings and BOQ was produced and proper Open tendering was conducted by the Tender and procurement committee which I am a member under the chairmanship of the chairman of the governing council.

Tender analysis and report

I analysed the technical and financial bidding putting in consideration

- * compliance & eligibility
- * technical capability
- * experience & and past performance
- *Financial capacity
- *Price
- *Delivery timelines

I wrote a tender report and submitted the report to the council. The Governing council used my reports to award the contract to a more reputable company on a lump sum (fix price) contract at about 145M and the project to be completed in 8 months

Release of fund

All contract documents , evidence of advertisement tender procedures and reports , letter of award etc was compiled and submitted to Tetfund by the desk officer , Director of works and I , representing the board . Afterwards, tetfund released 40 percent of the fund.

Mobilization fee.

After the award and proper documentation, I insist that the contractor should commence the project before the release of fund if truly he has the financial capacity, moreover he promised to commence during interview . He started the project before the first tranche of of fund was released by Tetfund.

and the project was completed within the stipulated time without claims .
Attached is the working drawings and bill of quantity on the project. appendix
5 & 6

Experience and Statement of Professional Competencies on the project

Cost Planning and Control

I demonstrate mastery in cost estimating, value management, contract pricing, and financial monitoring. My approach ensures that developments achieve an optimal balance between cost, function, quality, and sustainability, as evidenced by the 18% cost savings realized on the library project.

Contract Administration

My role in the project encompass both technical and financial bidding, drafting, interpreting, enforcing contract conditions; monitoring contractor performance; administering variations; and safeguarding client interests and it resulted in zero unresolved claims and timely project delivery.

Project Management

With a structured approach to planning and coordination, I delivered projects that meet technical standards, budget constraints, and schedule targets. The project stand as a testament to my project management skills, achieving completion ahead of schedule and under budget.

Arbitration and Mediation

Through fair documentation and evidence review, I have facilitated settlements that preserved stakeholder relationships and contractual fairness, including the resolution of a multi-party infrastructure dispute valued at ₦50 million and this and other dispute I have resolved is what encourage me to pursue a carrier in construction arbitration to a fellowship level.

Financial Control

I conduct investment appraisals, budgeting, loan sourcing, financial risk analysis, and economic evaluations for projects, enabling informed decision-making and sustainable financial outcomes. My financial structuring secured over ₦500 million osun state college of education and some other establishment.

Organizational Governance

Through committee service, I have demonstrated leadership in strategic planning, policy development, and ethical decision-making, resulting in improved governance and institutional credibility.

Conclusion

Our profession requires dynamism, innovation and utmost competencies and my professional journey underscore my readiness for higher professional responsibilities and advancement within NIQS. My record demonstrates not only technical proficiency but also a commitment to delivering measurable outcomes and fostering excellence in all spheres of professional engagement.

It is with great respect that I submit my professional portfolio for consideration in accordance with the Institute's requirements for **membership progression**.

OLOJEDE DAVID OLAYINKA FICIARB