



**NIGERIAN INSTITUTE OF
QUANTITY SURVEYORS**
The professional construction cost managers.

REPORT ON PROFESSIONAL EXPERIENCE

PRESENTED TO:

**NIGERIAN INSTITUTE OF QUANTITY SURVEYORS
(NIQS)**

BY

**REDEMI FRANCIS EGHELE
P00040R**

**IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR
REGISTRATION TO MATURED ROUTE CANDIDATE**

MARCH 2026

ABSTRACT

This report provides a comprehensive and detailed account of my post-graduation and professional work experience in Quantity Surveying practice, reflecting my progressive growth, competence, and contributions within the construction industry. It captures the various stages of my career development, outlining the duration of my employment across different organizations and the diverse roles undertaken in the course of my professional journey.

The report highlights my practical involvement in a wide range of Quantity Surveying activities, including cost planning and estimation, preparation of bills of quantities, tender documentation, procurement advisory services, contract administration, project cost control, valuation of work done, variation assessment, and final account preparation. Through these responsibilities, I have developed a sound understanding of construction cost management and the ability to ensure that projects are executed within approved budgets while maintaining quality and efficiency.

Furthermore, the report emphasizes my exposure to different types of construction projects, which has enhanced my technical knowledge and adaptability in handling varying project requirements and complexities. My experience has enabled me to effectively interpret drawings and contract documents, provide reliable cost advice, and contribute meaningfully to decision-making processes throughout the project lifecycle. It also demonstrates my ability to work collaboratively with other construction professionals, including architects, engineers, and contractors, to achieve successful project outcomes.

In addition to technical competencies, this report outlines the duties and responsibilities undertaken in each role, showcasing my capacity for accountability, attention to detail, and commitment to delivering high standards of professional service. It reflects my continuous improvement in both practical skills and professional judgment, as well as my ability to manage time, resources, and project expectations effectively.

A significant aspect of this report is my commitment to upholding the ethics, standards, and best practices of the Nigerian Institute of Quantity Surveyors. Throughout my career, I have maintained a high level of professionalism, integrity, and diligence in the execution of my duties. I have also demonstrated a strong dedication to client satisfaction by delivering value-driven services that meet and exceed expectations, while building and sustaining long-term professional relationships based on trust, transparency, and reliability.

Moreover, the report underscores my commitment to continuous professional development and lifelong learning, which are essential for keeping pace with evolving industry trends, practices, and regulatory requirements. It reflects my readiness to take on greater responsibilities within the profession and my aspiration to contribute meaningfully to the growth and advancement of Quantity Surveying practice within the built environment.

In conclusion, this report serves as verifiable evidence of my practical experience, technical expertise, and professional competence acquired over the years. It demonstrates my preparedness for professional recognition under the NIQS Mature Route and affirms my commitment to excellence, ethical practice, and the delivery of efficient, cost-effective, and client-focused Quantity Surveying services.

REDEMI FRANCIS EGHELE

Objective

- To further develop as a competent and ethical Quantity Surveyor by applying my extensive post-graduation experience in cost management, contract administration, and project delivery across diverse construction projects. I am committed to upholding the standards and professional ethics of the Nigerian Institute of Quantity Surveyors, while delivering value-driven services that consistently meet and exceed client expectations. I aim to build and sustain strong client relationships founded on trust, professionalism, and reliability, while ensuring efficient cost control, successful project delivery, and contributing to the advancement of the Quantity Surveying profession within the built environment..

Personal Data

- Sex:** Male
- Marital Status:** Married
- State of Origin:** Lagos
- Date Of Birth:** 10th June 1983
- Address:** 33, Akewukewe Street Ijeshatedo, Surulere, Lagos

Education

2013	MSc. In Construction Technology University Of Lagos, Akoka
2009	BSc. In Quantity Surveying University Of Lagos, Akoka
1993-1999	Command Secondary School, Lagos. Secondary School Leaving Certificate

Work Experience

LAGOS STATE GOVERNMENT

Ministry of Works and Infrastructure

Quantity Surveyor, GL 09 STEP 1

(March 25 2025 till Date)

PROJECTS

Redevelopment of John Randle Centre for Yoruba culture and History

Construction of High and Magistrate Court, Epe

Construction of High and Magistrate Court, Badagry

Construction Of High and Magistrate Court, Ikeja
Construction of High and Magistrate Court, Ajah-Badore
Construction of High and Magistrate Court, Igando-Alimosho

WORK DESCRIPTION / TASKS PERFORMED

Site visit, Markey survey, Pricing & Estimating
Vetting of Bill of Quantities, Cost analysis,
Preparation of Bill of Quantities, Preparation of Interim valuation/
Payment certificates, Preparation of Fluctuation & Variation Claims

Work Experience

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WORK EXPERIENCED:

1.0 PROJECT OBJECTIVES

I was employed by The Lagos State Government (Ministry of Works and Infrastructures) from March 25, 2025 as Quantity Surveyor 1, GL 09 till date. I also participated in

various projects as a Quantity Surveyor for monitoring and supervision from inception to completion.

- i. Look at the work done so far at the sites and determined the cost implication
- ii. Timely preparation of BOQ, Valuation & Payment certificate
- iii. Visit to site for assessment in lieu of valuation Preparation of Valuation of Work done based on data collected
- iv. Double checking for errors and perusal of certificate
- v. Tender evaluation report/ analysis
- vi. Assist in preparation and adherence to project purchasing targeting and costing budgets
- vii. Preparing reports with recommendations on new work and work in progress
- viii. Monitoring and supervision of the various construction projects undertaken by the Lagos state Government.
- ix. Forward perused valuation and payment certificate to the Architectural Department.

2.0 PROFESSIONAL PARTICIPATION & PROJECTS UNDERTAKEN:

Project One: **Redevelopment of J. Randle Centre for Yoruba Culture & History.**

Client: Lagos State Ministry of Tourism Arts & Culture

Project Location: J.K Randle Road, Onikan, Lagos Island, Lagos.

Contract Sum: ₦3,234,872,126.07

Consultancy Sum: ₦350,000,000.00

Main Contractor: Messrs. Construction Kaiser Limited

Landscape Designer: Arabella

CONSULTANTS: Studio Image Simply Architecture, KTM & Partners,
KOA, HO&P

Sub-Contractor: Metalum, Arabella, Lattitude Design

Funding: Lagos state Government Budget Funding

Post: Quantity Surveyor/Anchor Officer

Status: Completed 2025

Scope: New construction consists of, Concession Block
Block A & B, Pavilion A & B, Amphitheatre, Swimming pool
Bleacher Stand, Gate House, Services Building, Green area,
Parking lot, Fountain, Escalator, Disable lift, Pool furniture,

PROJECT OBJECTIVES

The John Randle centre is a major development in the African museum experience. It offers a major true celebration of Yoruba culture and heritage- from the past, in the present and into future. At the heart of the regeneration of central Lagos, it is a destination project aimed at local and international tourists.

J. Randle Centre for Yoruba Culture and History on completion will be the first significant cultural building in Lagos in the last 40 years. The museum will harness centuries of knowledge and information, providing learning and enlightenment. The additional facilities in the building such as library, conference and seminar rooms will provide a comprehensive learning and development center which is accessible to the public in the heart of Lagos. The Centre, pool and landscape will act as a catalyst for regeneration of the area and nostalgic return of public recreation space to the people of Lagos Island.

I participated as a member of the **Project team** representing Ministry of works & infrastructures for the design, monitoring and supervision to payment stages.

- i. Working closely with the design team in vetting of the project (Bill of Quantities)
- ii. Manage the cost & budget of the construction process by analyzing & evaluating all financial implications of all aspects of the project. (Material, labour & equipment)
- iii. I was involved in managing the contract administration process of the project. This is in both the pre-contract and post contract stages

Tasks Performed:

- I was charged with ensuring and monitoring quality of various stages of work executed as specified in the contract documents
- I carried out preparation of valuations & recommended payments for works executed both for materials on/off site including interim, penultimate & final valuations accounts.
- Approval and sign off on sample materials for work items within my domain before execution.
- Site visits & Site meetings reports
- Re-measured of work done
- Pricing, Estimating & Build- up of rates
- Cost Analysis
- Preparation of Payment Certificate based on valuation of work done to date

Project Two: Proposed Restoration of Glover Memorial Hall

Client: Lagos State Ministry of Tourism Arts & Culture

Project Location: Custom Street, Lagos Island, Lagos.

Contract Sum: ₦910,000,000.00

Revised Contract Sum: ₦1,000,000,000.00

Main Contractor: Messrs. Sustainable Procurement Service Limited

CONSULTANT: Gheysen Real Limited

Sub-Contractor: Mitsubishi

Funding: Lagos State Government Budget Funding

Post: Quantity Surveyor

Status: Completed

Scope: Demolition works, Piling works, frames, Roof and Roof covering, Parquet flooring, Retractable roof, lift, Wall paneling, Wooden Stage platform, Specialist works, Imported theatre seats, Painting and Decoration, POP Ceiling finishes, Ceramic wall tiles

PROJECT OBJECTIVES:

The facility is an ancient historical landmark within the state, this is one of the oldest theatre halls in Lagos and has to undergo some refurbishment. It is well known for hosting plays, concerts and other performances.

The hall has great cultural and historical significance within the area and is well worth visiting. It is located in the Marina area of Lagos and continues to be a beacon of the local culture and tradition of this thriving city.

TASKS PERFORMED:

- I was tasked with the responsibility of preparing valuations and payment certificates.
- Project planning including engaging external stakeholders to determine needs assessment on the project.
- Monitoring and supervision of the project in conjunction with the project team
- Site inspection, bi-weekly progress reports, status reports and regular feedback from the consultants.

- Advice on cost limit budget, managing the scope and cost of the project in conjunction with the consultants on order to avoid variation.]
- Quality control of materials.

Project Three: Construction of High and Magistrate Court Ajah Badore

Client: Lagos State Ministry of Justice

Project Location: Ajah-Badore Lagos.

Contract Sum: ₦1,000,000,000.00

Main Contractor: Messrs. Tafcon

CONSULTANT: Studio Three Architect

Sub-Contractor:

Funding: Lagos State Government Budget Funding

Post: Quantity Surveyor

Status: Completed

Scope: Demolition works, Piling works, frames, Roof and Roof covering, Parquet flooring, Ramp for people with disability Wall paneling, Judges podium, Alucobond Cladding Witness box, Painting and Decoration, POP Ceiling finishes, Ceramic wall tiles, Withholding cell, Ware House, Canteen block, Gate house, Drive-way, Parking lot, Soft-Landscaping.

- Vetting of Bill of Quantities for Completion cost
- Advice on cost limit and budget

- Measurement
- Advice on procurement strategy
- Advice on the selection of sub-contractor
- Tender evaluation & analysis
- Recommendation and contract document preparation
- Supervision
- Issued Valuation Certificates for payments
- Submitted Monthly progress and status reports.

Project Four: Construction of High & Magistrate Court Ikeja

Client: Lagos State Ministry of Justices

Project Location: Ikeja, Lagos.

Contract Sum: ₦386,381,868.67

Main Contractor: Messrs. Sageto Limited

Funding: Lagos State Government Budget Funding

Post: Quantity Surveyor

Status: Completed

Scope: Demolition works, frames, Roof and Roof covering, Parquet flooring, Ramp for people with disability Wall paneling, Judges podium, Witness box, Painting and Decoration, POP Ceiling finishes, Ceramic wall tiles, Withholding cell, Ware House, Canteen block, Gate house, Drive-way, Parking lot, Soft-Landscaping. (12 Number Court rooms)

Project Five: Renovation of J.IC TAYLOR Magistrates Courts

Client: Lagos Judiciary

Project Location: Igbosere, Lagos Island, Lagos.

Contract Sum: N=613,006,708.19

Main Contractor: Messrs. Barrows Construction Limited

Funding: Lagos State Government Budget Funding

Post: Quantity Surveyor

Status: On-going

Scope: Renovation of Ground Floor, First, Second, Third & Fourth floors, Roof and Roof covering, flooring, Painting and Decoration, POP Ceiling finishes, Ceramic wall tiles, Floor tiles Gate house, Drive-way, Parking lot, Canteen, Withholding cell, Lift.

3.0 Duties, roles and responsibilities as a Quantity Surveyor for the above listed projects are as follows:

- a. The preparation of Bills and Schedules of Quantities of materials, labour and services required in the construction and equipment of building, or engineering works.
- b. Visit building sites to monitor progress.
- c. Preparing tender and contract documents, including bills of quantities with the architect or the client.
- d. Preparation of specifications when required so to do.
- e. Undertaking costs analysis for repair and maintenance project work.

- f. Assisting in establishing a client's requirements and undertaking feasibility studies.
- g. Performing risk and value management and cost control.
- h. Preparing and analysing costing for tenders.
- i. Advising on procurement strategy.
- j. Identifying, analysing and developing responses to commercial risks.
- k. Allocating work to subcontractors.
- l. Providing advice on contractual claims.
- m. Analysing outcomes and writing detailed progress reports.
- n. Valuing completed work and arranging payments.
- o. Maintaining awareness of the different building contracts in current use;
- p. Understanding the implications of health and safety regulations.
- q. Contract Award, execution and Implementation: after securing approval, contracts are then awarded to successful bidders and subsequently mobilized to site. The procurement Unit then monitors the execution of the project and recommend for payments after netting interim valuation certificated issued by the Quantity Surveyor or appointed project consultants.
- r. Coordinate and monitored the services of the Project Management Consultants.
- s. Conducted joint monitoring of some selected sites at every zone to ensure complied with contract condition and quality control.
- t. Vetting of valuations by consultants
- u. Preparation of final accounts on completion of projects
- v. Preparing plans for the purchase of equipment and supplies.
- w. Quality control of materials.
- x. Site progress reports.
- y. Responsible for evaluating suppliers and contractors, Consultancy services

4.0 RECOMMENDATION

In view of the working experience as represented in this report, I wish to kindly put forward the recommendation to the Nigerian Institute of Quantity Surveyors (NIQS) for consideration that the Institute put more efforts in ensuring due recognition, and therefore, proper appreciation of Quantity Surveyors in Nigeria.

CONCLUSION

This report contains the academic and professional works/training I have undergone so far. It also contains the relevant post – graduation working experience I have gained, in the field of both Quantity Surveying and Quantity Surveyor Cadre. Due to space constraints, this report may not be exhaustive, but an attempt was made to point a vivid picture of my experience resume. It is however my hope that it presents a clear picture of the quality of experience that I have been privileged to acquired.

5.0 CHALLENGES

The major challenges encountered in the discharge of my duties as a Quantity Surveyor are as follows:

- i. Delay in the release of budgeting allocation by the Lagos State Government which seriously affects the execution of proposed projects.
- ii. Slow pace of work by the Contractor and sub-contractor.
- iii. Political interference
- iv. Issue with contractors for their Retention payments
- v. Lack of Qualified Contractors to handle projects.

- vi. Contractor current Workload
- vii. Poor workmanship Quality
- viii. Poor procurement System
- ix. Project size.

J.K RANDLE CENTER FOR YORUBA CULTURE AND HISTORY.





Showing images of the center before redevelopment.



