

Q1 Outline the scope of work in details in order of occurrence

The scope of work will be:

I. Seeking Owners' Consensus which involves

- Understanding building rehabilitation
- Form an owners' corporation (OC)
- Convene meetings to resolve on implementation of building rehabilitation

II. Appointment of works consultant which entails

- Define scope of services of works consultant
- Procure work consult
- Open and analyze tender (consultant)
- Interview works consult
- Convene meeting to resolve works consultant
- Sign contract with works consultant

III. Condition survey and tender preparation

- Conduct building condition survey
- Prepare works tender
- Provide cost estimate of works

IV. Appointment of works contractors

- Convene meeting to confirm works tender
- Procure works contractor
- Open and Analyze tenders (contractor)
- Interview works contractor
- Convene general meeting to resolve works items and contractor

V. Works commencement and site supervision

- Prepare before signing contract with work contractor
- Manage contract and supervise works

VI. Works inspection and completion

- Inspect completed works and discharge orders
- Rectify defects during defects liability period
- Formulate long term maintenance plan
- Maintain building insurance

Q2 Prepare a project gnat chart

Alfa Belgore Rehabilitation Project					
Project Lead: Click to edit					
Project Budget: Estimated: \$0.00 Baseline: \$0.00 Task Costs: Estimated: \$0.00 Baseline: \$0.00 Actual: \$0.00					
WBS	Task Name	Priority	Resource	Start	F
u 1	Architectural Design	NORMAL	Benjamine	Wed 15-Apr-20	Fri
u 1.1	Prepare construction documents	NORMAL		Fri 17-Apr-20	Sun
u 1.1.1	Create draft of architecture	NORMAL		Wed 15-Apr-20	Thu
	<i>Type here to add a new task</i>	<i>Normal</i>	Benjamine		

Q3 List all the human resources needed and constitute the project Team stating who the lead consultant is

1. Civil engineer
2. Architect
3. Electrical engineer
4. Mechanical engineer
5. Builder
6. Surveyor
7. Draftman
8. Welder
9. Artisans

Q4 Explain why the site is secured

The site need to be secured because it often becomes the target of criminals looking to make money and it is filled with expensive plant and equipment, construction sites are often singled out by opportunistic thieves and organized gangs alike.

Q5 Develop a BEME for the project by lump sum projections including 10% of the total estimated cost (tec) as Miscellaneous, 15% tech as consultancy fee, 5% tec for site preparations and clearing after completion, 12% of tec for transport cost, 20% tec as profit

Solution

Lump sum projection is 20 million naira only

1. 10% miscellaneous which is 2million only
2. 15% consultancy fee which is 3 million naira only
3. 5% site preparation and clearing which is 1 million naira only
4. 12% transport cost which is 2.4 million naira only
5. 20% profit which is 4 million naira only
6. Total sum for the main construction work that for the renovation work is 7.6 million naira only

Q6 Prepare a payment schedule as follows

- (a) 30% tec for Mobilization
- (b) Next 30% tec to 50% completion
- (c) Final payment of 40% tec at completion and hand over. Retain 10% tec for a 6 months Defect liability period

SOLUTION

PAYMENT SCHEDULE

DESCRIPTION	AMOUNT
30% tec for mobilization	6MILLION
Next 30% tec to 50% completion	6 MILLION
Final payment of 40% tec at completion and hand over. Retain 10% tec for a 6 months defect liability period	2 MILLION
TOTAL	20 MILLION

Q7 What is BEME, Defect Liability Period, Lease Consultant, Project Life cycle, Environmental Impact Assessment (EIA)

BEME

Bill of Engineering Measurement and Evaluation (BEME) also referred to as 'Bill'; is a tool used before, during and post-construction to assess and value the cost of construction works. This includes the cost of materials, labor, equipment and all/any other resource(s) required for the success of any construction endeavor based on a pre-determined scope and specification.

DEFECT LIABILITY PERIOD

The defects liability period (or 'DLP') is a fixed period of time, starting from the date of

practical completion, during which the contractor has an express contractual right to return to the site to rectify defects. During the defects liability period, typically:

- the contractor has the right to return to the site to rectify defects or complete unfinished work;
- the principal is entitled to continue holding security, to secure the contractor's obligations in respect of incomplete or defective work; and
- the superintendent continues to remain involved in the project.

LEASE CONSULTANT

Lease consultants interact with potential and existing residential tenants on behalf of landlords and property management companies. A lease consultant may greet potential renters, show vacant apartments, explain pricing and lease terms, process rental applications and negotiate lease renewals. They may also design ads, update websites, attend networking events, make cold calls and follow up on customer leads. In addition to sales and marketing duties, lease consultants also assist existing tenants with maintenance requests and customer service needs. They typically work in rental offices of apartment complexes and residential communities, often on weekends. They are employed throughout the United States by apartment management companies, lease consulting firms and residential real estate developers.

PROJECT LIFE CYCLE

Project life cycle is the sequence of phases that a project goes through from its initiation to its closure. The number and sequence of the cycle are determined by the management and various other factors like needs of the organization involved in the project, the nature of the project, and its area of application. The phases have a definite start, end, and control point and are constrained by time. The project lifecycle can be defined and modified as per the needs and aspects of the organization. Even though every project has a definite start and end, the particular objectives, deliverables, and activities vary widely. The lifecycle provides the basic foundation of the actions that has to be performed in the project, irrespective of the specific work involved.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Environmental Impact Assessment (EIA) is a process of evaluating the likely environmental impacts of a proposed project or development, taking into account inter-related socio-economic, cultural and human-health impacts, both beneficial and adverse.

UNEP defines Environmental Impact Assessment (EIA) as a tool used to identify the environmental, social and economic impacts of a project prior to decision-making. It

aims to predict environmental impacts at an early stage in project planning and design, find ways and means to reduce adverse impacts, shape projects to suit the local environment and present the predictions and options to decision-makers. By using EIA both environmental and economic benefits can be achieved, such as reduced cost and time of project implementation and design, avoided treatment/clean-up costs and impacts of laws and regulations.