

DEPARTMENT OF QUANTITY SURVEYING
SCHOOL OF ENVIRONMENTAL TECHNOLOGY
FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA
B. TECH QUANTITY SURVEYING
FIRST SEMESTER EXAMINATION, 2017/2018 ACADEMIC SESSION
QTS 513 – PROFESSIONAL PRACTICE AND ETHICS I

INSTRUCTIONS: ANSWER ALL QUESTIONS

TIME ALLOWED: 3Hrs

Question One (25marks)

Below is an extract of a Tender Report of a Proposed Futmx Hotel Complex to be located within the Gidan Kwanu Campus. The Client is desirous of engaging a suitable contractor that will undertake the construction and completion of the project in line with the objectives of optimising the cost, achieving the intended quality and to be completed within a minimal possible time.

- i. Discuss five considerations in making a recommendation for the award of the project.
- ii. Show the percentage deviation of each bid to pre-tender estimate.
- iii. Advise the project client on the best choice contractor and list three reasons for your choice

S/No	Tenderers	Corrected Tender sum (N)	Completion Period (wks)	Trend in Rates Application	Similar Project Experience	Advance payment
1.	Adamu & Friends Ltd	887,564,145.00	68	Highly incoherent	6 projects	40%
2.	AGY & Sons	629,460,081.42	69	Consistent	2 projects	35%
3.	Aisha & Partners Ltd	464,789,456.35	64	No pattern	None	50%
4.	Teslimah Sisters Ltd	589,456,630.00	73	Fairly consistent	6 projects	25%
	Consultant QS Estimate	615,650,450.00	72			

Question two (25marks)

Emmi Best Nig. Ltd, a contractor handling the construction of third-phase of School of Engineering & Built Environment is demanding for additional costs as a result of day work and fluctuation experienced on the project as well as contractual claims in respect of cost incurred for opening up the work correctly executed and covered.

- i. Explain how the additional costs emanating from the approved day work and fluctuation will be catered for in the contract
- ii. Identify the heads of claim
- iii. State the procedure for preparation of claims
- iv. Indicate the position of the JCT Vis-à-vis Extension of Time, Loss and Expense and Liquidated and Ascertained Damages in respect of the following:

		Extension of time	Loss and Expense	Liquidated and Ascertained damages
i.	Delay through the action of the Client or his Agent.			
ii.	Delay through the Contractor			
iii.	Delay through the Third party or Act of God			

Question three (25marks)

Niger State who is a client to ARS Partners, a consulting quantity surveying that you work for as a Senior Quantity Surveyor requested an update to know the financial position of the project your firm is handling on her behalf capturing all the happenings on the project up to date.

Project: Construction of Duplex Housing for Commissioners of Niger State

Contractor: *Messrs ABC Construction Company Ltd.*

Commencement date: 14 January 2017

Original completion date: 9 August 2017

Final Completion date: 4 January 2018

Original contract sum: ₦320,000,000.00

Contingency sum: ₦10,000,000.00

VAT (5%): ₦16,000,000.00

Provisional sums (PSs) in the BoQ:

		<u>Actual expenditure on PSs</u>
Additional foundations	₦3,300,000.00	₦6,000,000.00
Steel burglar proof	₦3,200,000.00	₦5,500,000.00
Entrance canopy	₦1,500,000.00	₦3,500,000.00
External works	₦35,000,000.00	₦42,000,000.00

Re-measurement of provisional quantities

	<u>Bills of Quantities</u>	<u>Re-measurement</u>
1. Substructure	₦30,000,000.00	₦41,000,000.00
2. Staircase balustrading	₦1,600,000.00	₦3,296,518.00

Fluctuations: ₦5,100,000.00; Approved loss and expense claim: ₦6,000,000.00

PC Sums in the BoQ:

HVAC Installations	₦16,000,000.00
CAC Installations	₦14,000,000.00
LIFT installations	₦12,500,000.00

Final Subcontract sum:

₦21,000,000.00
₦19,000,000.00
₦14,500,000.00

You are required to:

- Prepare Financial Statement No. 5 for the project to be presented to the client at the next State Executive Council meeting, stating all relevant information that will be enough to inform the Council of the financial status of the project.
- Itemise advantages and disadvantages of Financial Statement

**Notes: Suppose that the HVAC Installations was executed by the main contractor and that the main contractors profit and attendance on subcontracts are 5% and 2.5% respectively*

Question four (25 Marks)

For the information of your client who is not familiar with the conditions of standard form of building contract:

- Outline pre and post contract implications of fluctuations
- Enumerate the items that are excluded from fluctuation claims.
- List three (3) items each that are subject to retention and four (4) items that are not subject to retention during valuation of works under a construction contract