

A Study of the Owners Related Factors affecting the Performance of Tertiary Educational Building (TEB) Projects

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Abstract

Construction projects are well noted for outrunning both budgeted sum and schedule, yet among various factors that subject TEB projects to overruns, owners related factors cannot be over emphasized. This study therefore set out to determine the order of influence of the owners related factors on the performance of selected TEB projects. The perceptions of key construction stakeholders from 4 selected tertiary institutions, chosen consequent upon the record indicating a huge allocation received by these institutions from the federal government for capital projects, in the Southwestern part of Nigeria were sought. Out of 120 questionnaires that were administered on the respondents, 78 valid questionnaires were received and subjected to analysis via mean item score and Student t-test. Reliability analysis for the internal consistency of the research instrument shows alpha values of 0.750 and 0.936 for projects procured under open and selective tendering methods respectively. Financial problems occasioned by delayed payments, financial difficulties and economic problems coupled with the lack of working knowledge on the part of client are found predisposing TEB projects to overruns. The factors cut across the TEB projects procured either through open or selective competitive tendering methods. Despite the same order of rating as evidenced in the analysis under both tendering arrangements, there are significant differences between the means of the factors under open and selective tendering routes. The respondents do not place too much blame on the owner's related factors because not only the experience and reputation of the contractors are taking into consideration when being selected but also technical capability and financial soundness. In order to enhance speedy, smooth and efficient execution of the TEB projects devoid of cost and time overruns, construction clients should make adequate funds available for works so as to guard against financial problems emanating from delayed payments which could cause financial difficulties for the contractor. Client should also resolve major design issues with the consultants prior to the execution on site.

Keywords: Cost overrun, time overrun, competitive tendering, tertiary educational building projects, Nigeria.

Biographies

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