

Analysis of Risk Triggers in Public Tertiary Education Building Projects

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Key words: Cost management; Quantity surveying; Risk management; Construction; education building; risk factors; Nigeria; performance

SUMMARY

Risks are inherent in the construction of building projects which in turn affect the performance. However, with the increased cost and time overruns in tertiary education building projects occasioned by the risks, this paper assessed risk triggers in these projects. Questionnaire surveys were administered to consultants, contractors, and client representatives across five public tertiary education institutions in Ondo State, Nigeria, to elicit information from the respondents. Of 452 questionnaires administered to the respondents, 279 were retrieved and analyzed, representing a 62% return rate. Arising from the findings, the top three factors triggering risks in tertiary education building projects are financial constraints, location of the project, and project type. Besides, the respondents had convergent views on seven factors except for the complexity of the projects, project duration, economic requirements, and building use. Despite these, the results imply that the occurrence of risks in tertiary education building projects is a function of risk triggers. However, using principal component analysis of factor analysis, the study clustered eleven factors into four: technical, requirements, characteristics, and value. The client's adequate provision of funds for the projects and removal of administrative bottlenecks in releasing funds to the contractor could help minimize risk factors and enhance the performance of tertiary education building projects.

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FIG Working Week 2023
Protecting Our World, Conquering New Frontiers
Orlando, Florida, USA, 28 May–1 June 2023