

Building

Technology.....a panacea for

Nigeria's Infrastructural Development.

by Akogun Kola Onadipe, Fniob, MSc.

Define Building Technology?

- Building Tech can be defined as a study of Building Engineering Production & Management.
- Building Tech is the learning of complete art of Initiating, designing, specification, developing, construction and facility maintenance & management of Building or Building Complexes, Housing Estates, Industrial & Commercial Complexes.
- Buildings are Engineering Technology products used for human habitation.

Buildings can be:

- A structure created for Comfort (for Office, Residential, Recreation, Industries and Commercial) purposes.
- Treated as a Shelter-for Human, Cars, Animals, Goods (Warehouse/Silos/Dams/**Ship/Aircraft**)

COMFORT.....*very relative*

- Low ranges
- Medium ranges
- High ranges.....all in terms of initiatives, locations, design, specification and delivery.

Luxury is in the mind....your take away

Technology in Buildings...can be defined

as the Engineering aspect of buildings:

- Site Clearing/Hoarding-Demolition & Cart Away
- Foundation: Strip, Column/Base, Raft & Pile Foundation.
- Columns/Slabs-Floors/Scaffolding & Formwork.
- Electrical/Mechanical/Plumbing/Sewage/Airconditioning /Generators/Lift/ICT
- Concreting & Blockwall
- Finishings-Floor, Wall, Ceilings/Furniture & Furnishings, Ironmongery.
- Plastering & Paintings
- Roof Structures & Roof Coverings
- Horticultures/Artworks/Signages

- Cleaning & Completion Drawings/Buildability Report.
- Commissioning
- Facility Maintenance/Management

Production:

Project Initiatives, Design/Specification, Building Permit Process, Bill of Quantities, Tender Process/Award/Procurement, Development/Construction, Facility Maintenance/Management.

- Land (Govt or Private Treaty)
- Land Surveying.
- Design (Arch, QS, Civil/Structural/Electrical & Mechanical Engineering, Builders (PM/Construction Management)
- Project Finance-(Grants or Mortgage/Loan or Self Finance).
- Construction-Contracting or Schedule of Rates/Labour.

Production contd

- Completion-Workshop & Completion drawings/Certifications.
- Estate Management-Leasing or Wholesale
- Facility Maintenance/Management
- Integrity Building Inspectors for Buildability Report- Whole House/Industry/Commercial Inspection-Due to dilapitation/recommend a rehabilitation, refurbishment of Structures before demolition or rebuild....a green field area.

Panacea.....

....."Something that will solve all the problems of a particular situation"

Infrastructural

Development....available for Project Management.

- Housing, Railway, Airports, Sea Ports, Industries, Universities-Tertiary/Secondary/Primary, Hospitals, Water, Sewage, Energy-Thermal/Renewable-Solar(PV & Utility Scale PV & CSP), Commercial & Residential Buildings Complexes, Petrol Filling Stations, Barracks, Shopping Malls, Cinemas and Road/Transport-Cars & Trucks/Bicycles/Tricycles etc.

Opportunities:

- Academics: Universities, Polytechnics & Research Institutes
- Public Sector: Ministries (Fed, State & Local Govts); City Engineers/Fire Dept, Housing Corporations(Fed & State)- Facility/Estate Depts.
- Private Sector : Banks-Commercial & Mortgage(Premises/Estate depts); Oil Companies; Contractors-Building Engineers, Project Managers, Managing Directors; Facility management Companies, Estate Development Companies, Insurance Companies, Builders Merchant-Marts, Building Components Companies-Roofing Structures/coverings, SawMills & Woodworks, Bricks/Blockwall, Tile/Sanitary Factories.
- Consultancy-Project Managers
- NGOs-Sustainable Building & Green Habitat.

Posers:

Is it possible for Covenant University or any other Institutions or any Living thing, exist without Shelter (roof over he/her head) or Building Technology?

What about all the Infrastructural Developments required for the Comfort of residents in a Nation called Nigeria?

But is it true that we are often described....."as jack of all trades....."?

Antecedence of Mankind:

Noah's Ark....."a large boat which Noah built to save his family and two of every type of animal from flood".

Communique:

(1) Builders are now classified as 'Noah of all Professions and Master of all'.

Therefore:

- **Have you all resolved to re-energise and re-dedicate yourselves, to be the best builder known to Mankind?**
- **If Noah is a Builder, what are you?**
- **When are you going to be a builder? Now or when?**

Thank you & God Bless you all.