

CURRICULUM VITAE (CV)

Position Title:	Architect / Project Manager
Name of Expert:	Arch. George Raing'wa Njeru
Date of Birth:	11/09/1992
Country of Citizenship/ Residence:	Kenya
Professional Registration:	BORAQS A1818 AAK A4999

Education:

- 2006 – 2009: Alliance High School, Kenya — Grade A
- 2011 – 2016: Jomo Kenyatta University of Agriculture and Technology (JKUAT) — Bachelor of Architecture, Second Class Honours (Upper Division)
- 2020: BORAQS Professional Examinations — Best Overall Candidate in the Country; Best Candidate, Paper 1, in the Country
- Ongoing: Project Management Professional (PMP)

Employment Record Relevant to the Assignment:

Period	Employing Organization & Position	Country	Summary of Activities Performed Relevant to the Assignment
2025 – To Date (Oct 2024 – 2025 as Associate Architect)	Formart Consultants — Director (previously Associate Architect, Oct 2024–2025)	Kenya	● Project architect and project manager across office and commercial towers, residential projects, interior works, master planning, hospitality projects and learning institutions. ● Full supervision of projects from inception to project close-out. ● Liaison between client, project consultants and contractors; management of the project team through feasibility, design and tender stages. ● Construction contract administration, quality control, procurement oversight and certification of payment valuations. ● Business development and procurement leadership at Director level, including client acquisition and firm growth strategy.

Feb 2017 – Oct 2024	Aaki Consultants — Architect	Kenya	● Project architect duties across institutional, hospitality, commercial, housing and residential developments. ● Design development from concept through construction drawings; specifications and cost control; time management for on-schedule delivery. ● Site supervision, defects attendance and certification of completion of attendance.
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Membership with Professional Societies:

- Architectural Association of Kenya (AAK): A4999
- Board of Registration of Architects & Quantity Surveyors (BORAQS): A1818

Associations / Affiliated Practices:

- Shrewsbury Ltd — Construction engagements
- Trinity Projects Ltd- project management engagements, Business Development Engagements
- Formart Consultants Ltd- Design Projects Engagements

Core Areas of Expertise:

- Architectural design and development
- Low-cost and affordable housing solutions
- Project management and construction project management
- Construction contract administration and site supervision
- Business development and procurement

Awards & Professional Achievements:

- Best Overall Candidate in the Country — BORAQS Professional Examinations, 2020
- Best Candidate, Paper 1, in the Country — BORAQS Professional Examinations, 2020

Language Skills:

- English
- Kiswahili

Software / Technical Skills:

- ArchiCAD — proficient (approx. 90%)
- Lumion — proficient (approx. 90%)
- D5 Render — proficient (approx. 90%)
- Microsoft Suite- proficient (approx. 90%)

Professional Experience from February 2017 to Date — Detailed Tasks Undertaken:

Key project tasks

- Assistant to the project lead director and project manager.

- Assistant team representative and delegated authorised liaison between client and consultancy team as well as contractors.
- Building contract administration.
- Conflict resolution.

Research and Feasibility stage

- Site inspection and documentation: topography, access, utilities and existing structures.
- Zoning and land use review: permitted uses, setbacks, height limits and density.
- Environmental constraints: flood zones, protected habitats, soil conditions and climate factors.
- Historical or cultural considerations and heritage status review.
- Client needs assessment, conceptual massing studies and site capacity analysis.
- Accessibility and circulation evaluation: pedestrian, vehicular and service access.

Inception stage

- Collection of detailed project data from client; site visits.
- Development of project brief in liaison with the consultant team and client; inception report preparation.

Preliminary design stage

- Preparation of design proposal and presentation to client.
- Review of cost estimates prepared by the quantity surveyor and services engineers.
- Review of designs based on client feedback; presentation of revised proposal.
- Preparation of Preliminary Design Report following approval of design and cost estimates.

Scheme design stage

- Preparation of scheme design drawings.
- Review of services and civil/structural GA layouts for conformity with architectural design and value-engineering criteria.
- Submission of drawings to local county government for approval; preparation of Scheme Design Report.

Detailed design and tender documentation stage

- Preparation of detailed designs and submission to the quantity surveyor.
- Review of specifications and cost estimates; presentation of project estimates to client.
- Support to client on procurement process — adverts, technical qualification criteria, advisory role during procurement.
- Preparation of Detailed Design and Tender Documentation Report, including pre-tender estimates and Bills of Quantities.

Tender action

- Support to client on procurement process of contractors — adverts, technical qualification criteria, advisory role on technical aspects.

Post-contract management

- Contract administration; coordination/management of consultants and (sub)contractors.
- Quality, time and cost control of the project.
- Chairing meetings and inspections; preparation of minutes and progress reports.
- Certification of valuations from the quantity surveyor following evaluation of contractor payment applications.

- Testing and commissioning of built works and compilation of project documentation on hand-over.
- Application for certificate of occupation; certification of completion of works per building contract.

Defects and liability period

- Preparation and issuance of schedule of defects alongside certificate of practical completion.
- Training of client's maintenance team; review of manuals, warranties, guarantees, certifications and as-built drawings.
- Certification of making good defects at end of liability period.
- Certification of final payment certificate releasing retention; project closure.

Reference to Prior Work / Assignments Illustrating Capability:

Institutional Projects

- Kenya Airways Cargo Centre reconfiguration — Preliminary, Scheme & Detailed Design (Contract Sum Kshs. 35 Million)
- KenGen Geothermal Training Centre, Olkaria, Nakuru County — Preliminary, Scheme & Detailed Design (Contract Sum Kshs. 700 Million)
- KenGen Centre of Excellence — Ongoing
- SEKU Kitui Campus — Scheme, Detailed Design & Contract Management (Contract Sum Kshs. 249 Million) — Complete
- Athi Water Works Development Authority HQ, Muthaiga North Road — Scheme & Detailed Design (Contract Sum Kshs. 283 Million) — Complete
- NTSA Kisumu & Nakuru — Scheme & Detailed Design
- Proposed Nyara Milk Plant — Preliminary Design Proposal (Approx. Contract Sum Kshs. 40 Million)
- Proposed Partitions, KNLS Nakuru — Working Drawings & Site Supervision (Contract Sum Kshs. 1.4 Million)

Hospitality Projects

- Proposed Glee Hotel — Scheme & Detailed Design (Contract Sum Approx. Kshs. 4 Billion) — Complete
- Hotel in Kenol — Approvals Stage
- Hotel in Mara Narok — Approvals Stage

Commercial Projects

- Proposed Commercial & Petrol Station, Vipingo — Preliminary, Scheme & Detailed Design (Contract Sum Kshs. 400 Million)
- Proposed Commercial Building, Nairobi CBD — Preliminary, Scheme & Detailed Design (Contract Sum Kshs. 200 Million)
- Proposed Office Building, Marurui — Preliminary, Scheme & Detailed Design (Contract Sum Kshs. 70 Million)
- Proposed Godowns, Northern Bypass — Preliminary, Scheme & Detailed Design (Contract Sum Kshs. 50 Million) — Complete
- Proposed Strip Mall, Westlands — Preliminary, Scheme & Detailed Design (Contract Sum Kshs. 120 Million)
- Westlands Commercial Centre — Approvals Stage

- Ngomongo Commercial Centre — Ongoing/Approvals
- PCEA Tatu Victory Church

Housing Projects (Affordable/Mass Housing)

- Affordable Housing Estate, Makasembo, Kisumu City (LAPFUND) — Scheme & Detailed Design (Approx. Contract Sum Kshs. 6 Billion) — Construction Ongoing
- Affordable Housing Projects, Jogoo Road (AHP Phase 1 & 2) — Scheme Design Stage (Pre-tender estimate Kshs. 11 Billion)
- Proposed Housing Scheme for LAPFUND — Scheme Design Stage (Approx. Contract Sum Kshs. 3 Billion)
- Ngara Low-Cost Housing — Proposal Stage
- Gatitu Thika Low-Cost Housing — Proposal Stage

Residential Developments

- Daykio Bustani Housing Estate — Scheme & Detailed Design, Site Supervision (Approx. Contract Sum Kshs. 30 Million per unit) — Ongoing
- Fahari Housing Estate — Scheme & Detailed Design, Site Supervision (Approx. Contract Sum Kshs. 20 Million per unit)
- Residential House, Runda Mae Ridge — Scheme, Detailed Design & Site Supervision (Contract Sum Kshs. 55 Million) — Complete
- Residential House, Runda Benin Drive — Preliminary, Scheme & Detailed Design, Site Supervision (Contract Sum Kshs. 60 Million) — Complete
- Residential House, Safari Park Estate, Roysambu — Preliminary, Scheme & Detailed Design, Site Supervision (Contract Sum Kshs. 25 Million) — Complete
- Residential Project, Tatu City Kijani Ridge — Preliminary, Scheme & Detailed Design, Site Supervision (Contract Sum Kshs. 30 Million) — Complete/Ongoing
- Residential Apartments, Kiamumbi — Preliminary, Scheme & Detailed Design, Site Supervision (Contract Sum Kshs. 300 Million) — Complete
- Residential Apartments, Ruiru — Preliminary, Scheme & Detailed Design, Site Supervision (Contract Sum Kshs. 250 Million) — Complete
- Residential House, Runda Mumwe — Complete
- Residential House, Ngong — Ongoing
- Residential House, Ngong Masai Road — Ongoing
- Residential Houses, Kerarapon — Approvals Stage
- Residential House, Silver Birch — Ongoing
- Residential House, Kamiti Ridge — Ongoing
- Residential House, Nanyuki — Complete
- Residential House, Mhasibu — Complete
- Residential House, Njathaini — Ongoing
- Residential House, Riabai — Ongoing
- Residential House, Mushroom Estate — Complete
- Residential House, Karatina — Ongoing
- Residential House, Rumuruti — Complete
- Residential House, Mugutha — Complete
- Apartments, Wangige — Approvals Stage
- Apartments, Kasarani — Concept Stage

- Apartments, Kahawa Wendani — Approvals Stage
- Apartments, Kimbo — Ongoing

Portfolio Summary

- 50+ projects executed across residential, apartment, institutional, hospitality and commercial sectors.
- Aggregate disclosed contract sums across the projects referenced above exceed Kshs. 25 Billion, reflecting cumulative involvement as project architect and/or project manager over the review period.

Expert's contact information: grnjeru@gmail.com; phone no. 0726 000 025

Certification:

Arch. George Njeru <i>Name of expert</i>	<i>Signature</i>	Date: _____ <i>(please re-sign following this update)</i>
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