

PROJECT MANAGEMENT FOR TOMORROW: TRANSFORMING FROM EXPERT TO STRATEGIC DELIVERY LEADER

The evolving role of the QS as a strategic partner



VICTOR ODONGO

Quantity Surveyor, Project Manager, Adjudicator, Arbitrator/Mediator

Principal Partner, Buildcost Associates

B.A Build Econ(Hons), R.S.U, F.I.S.U, M.A.A.K(QS),C.I.Q.S.K, MCI Arb

From Technical Expert to Strategic Delivery Leader



Shift the QS mindset

Shift the QS mindset from task completion to value creation across the project lifecycle



Align delivery decisions

Align delivery decisions with business outcomes, not just cost and scope control



Position QS capability

Position QS capability as a strategic partner to project leadership and stakeholders

Why Project Management Is Changing



Greater Complexity

multi-stakeholder delivery, tighter interfaces, and accelerated timelines



Higher Expectations

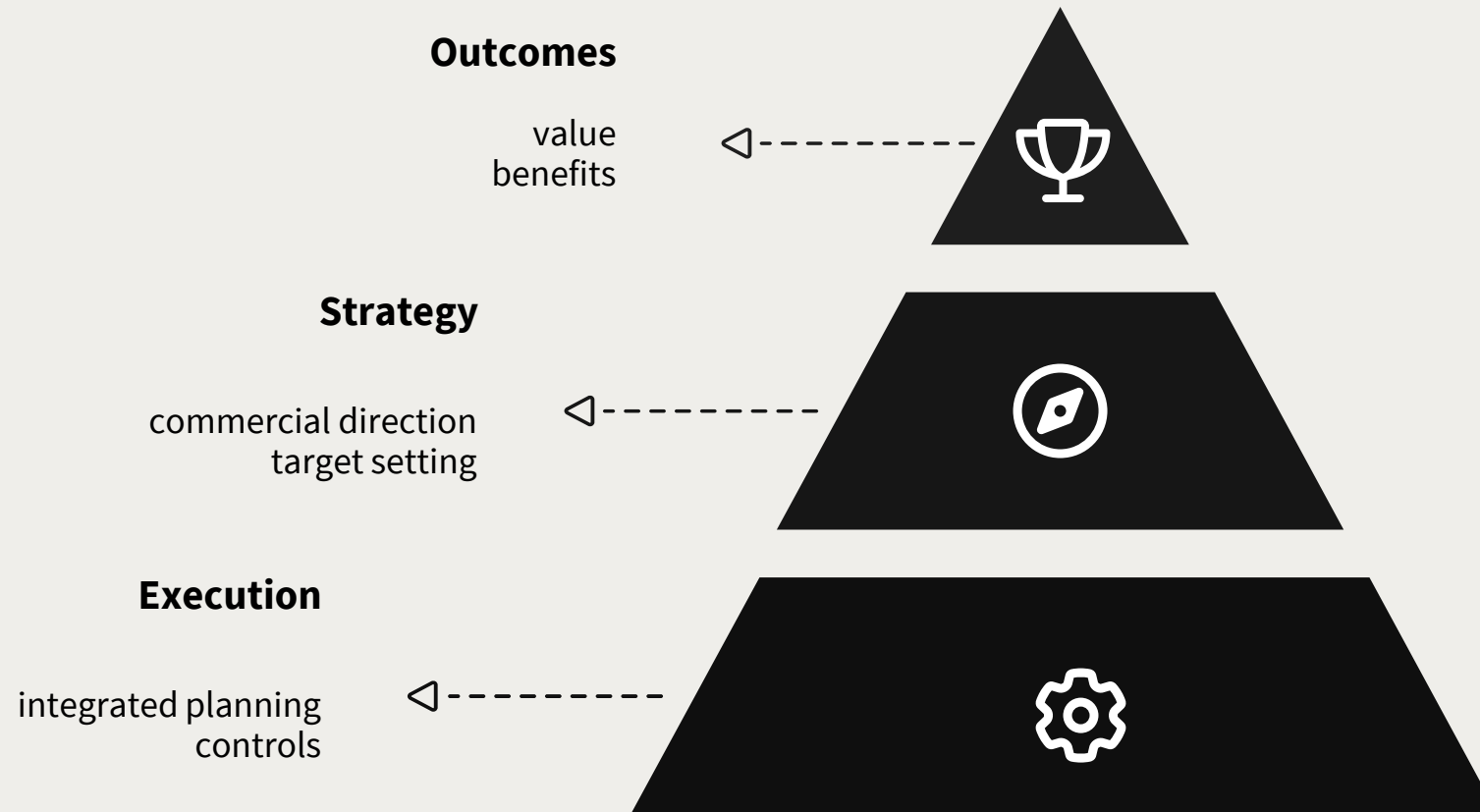
transparency, assurance, and evidence-based decision-making



Volatility in Costs and Supply Chains

requires proactive risk and commercial strategy

The Tomorrow Operating Model



Reframing the QS Role

Traditional QS

- Primarily cost reporting and measurement-focused activities

Strategic QS

- Commercial leadership, value shaping, and delivery assurance

Core Strategic Competencies for the QS



Commercial acumen

contract strategy, entitlement, and change management leadership



Analytical thinking

forecasting, scenario modeling, and decision support



Stakeholder influence

negotiation, alignment, and cross-functional coordination



Risk leadership

structured risk quantification and mitigation planning



Data discipline

consistent baselines, auditability, and performance transparency



From Baselines to Dynamic Value Management



Establish a clear baseline

Scope definition, cost plan, schedule intent, and assumptions



Track leading indicators

Trends in productivity, procurement performance, and change drivers



Model scenarios

Evaluate options for cost, time, quality, and risk trade-offs



Decide and govern

Document rationale, approvals, and commercial position

Commercial Strategy as a Delivery Engine



Define commercial objectives early

affordability, certainty, and delivery risk posture



Choose contract levers

incentives, risk sharing, and change control mechanisms



Set governance rhythms

reviews, escalation paths, and decision logs



Ensure commercial alignment

alignment with design, procurement, and delivery sequencing

Aligning Cost, Time, and Scope Through Integrated Controls



Create Integrated Plans

Create integrated plans that connect design progress to procurement and construction sequencing



Use Performance Measures

Use earned value or equivalent performance measures to link effort to outcomes



Make Change Visible

Make change visible: quantify impact on schedule, cost, and risk before approval

Risk Leadership: Quantify, Mitigate, and Monitor

01

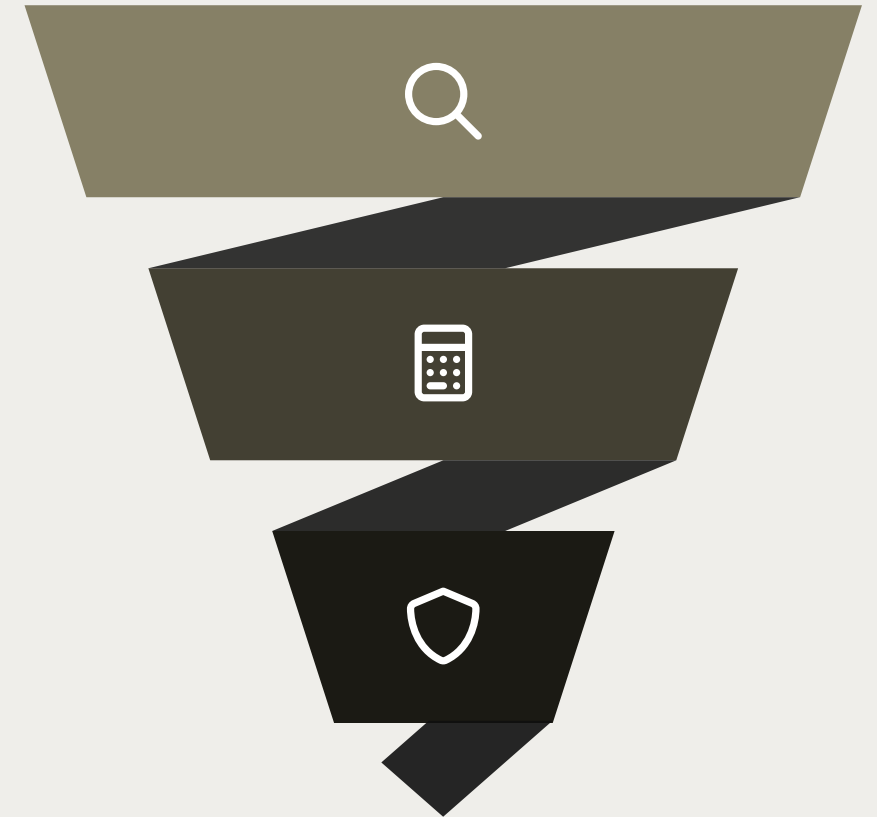
Identify Risk Sources
scope ambiguity

02

Quantify Impact
probability-weighted cost/schedule effects

03

Mitigate with Actions
ownership



Change Management That Protects Value



Detect early

capture change triggers
and potential
entitlement events



Assess impact

cost, time, quality, risk,
and downstream effects



Negotiate commercially

agree scope definition,
pricing basis, and timelines



Close the loop

update baselines, lessons
learned, and audit trails

Decision-Making: Evidence, Options, and Trade-offs



Present Options with Clear Assumptions

Present options with clear assumptions, sensitivities, and decision criteria



Use Structured Trade-Off Analysis

Use structured trade-off analysis across cost, time, quality, and risk



Maintain Decision Traceability

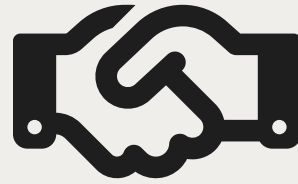
Maintain decision traceability to support assurance and stakeholder confidence

Building High-Trust Stakeholder Relationships



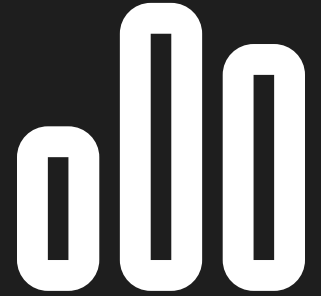
Communicate commercially

Explain what changed, why, and what it means for outcomes



Manage expectations

Clarify boundaries, responsibilities, and escalation routes



Create transparency

Shared metrics, consistent reporting, and timely signals

QS Metrics That Matter for Strategic Delivery



80/20 focus

prioritize the few cost and schedule drivers that drive most variance



Forecast accuracy

track variance vs. plan and improve through tighter assumptions



Change velocity

measure time-to-assess and time-to-agree commercial change

Governance and Assurance: Being Audit-Ready by Design



Define control ownership

who updates baselines, who approves changes, who validates



Maintain evidence

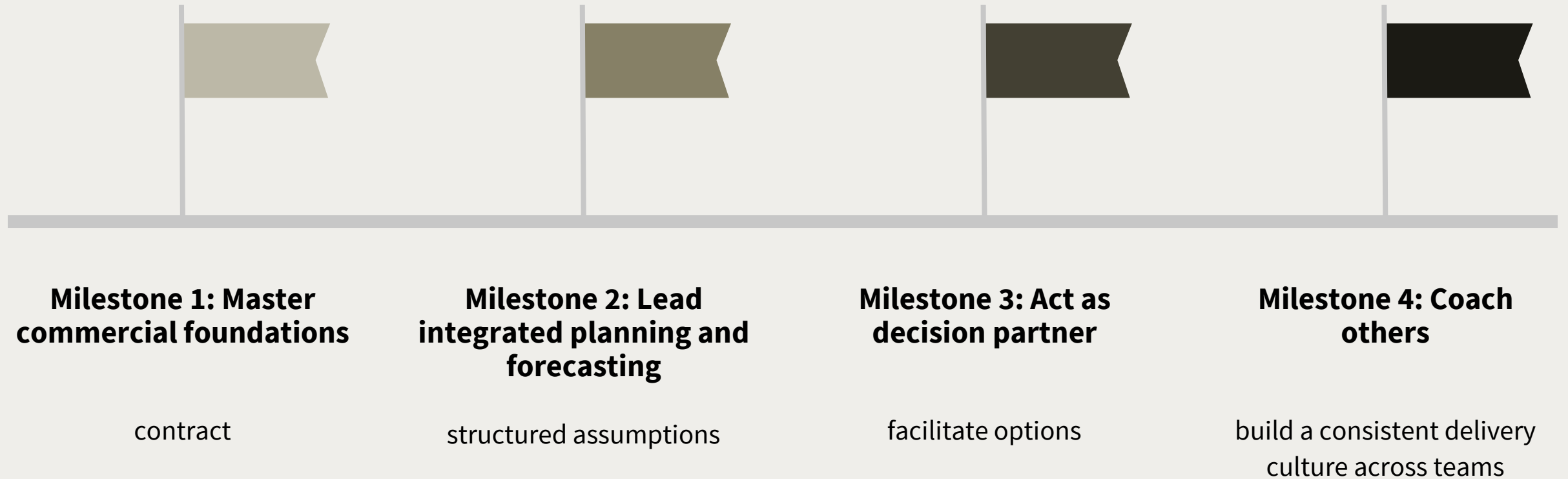
assumptions, calculations, approvals, and correspondence records



Run assurance checks

sampling, reconciliation, and exception management

Capability Building: Developing Strategic Delivery Behaviors



Practical Playbook: What to Do in Your Next Project Phase



Pre-delivery

Define value drivers, commercial objectives, and decision governance



Design & procurement

Quantify change risks early and lock assumptions with traceability



Construction & delivery

Run integrated controls, forecast actively, and manage change velocity



Close-out

Reconcile outcomes, capture lessons learned, and feed improvements into future baselines

Typical Challenges and How Strategic QS Leadership Responds



Challenge: scope ambiguity

Response: strengthen definition, assumptions, and change triggers



Challenge: forecast drift

Response: tighten leading indicators and scenario refresh cadence



Challenge: unresolved change claims

Response: standardize commercial assessment and negotiation workflow



Challenge: misaligned teams

Response: create shared metrics and governance rhythms

Case Snapshot: Strategic Impact of the QS Partner

Before: Limited QS Role

- QS role limited to measurement and cost reporting with reactive change handling

After: Expanded QS Role

- QS role expands to commercial strategy, value shaping, and decision support with proactive risk management

Conclusion: Lead Delivery, Create Value, Earn Strategic Trust

Transform QS Role

Transform the QS from expert to strategic delivery leader by linking commercial decisions to outcomes

Strengthen Integrated Controls

Strengthen integrated controls: baselines, forecasting, risk, and change management with evidence

Build Trust

Build trust through transparency, governance, and stakeholder-aligned communication