



AVNI MEHTA

Quantity Surveyor

measurement, BOQs, cost planning

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FICTIONAL SAMPLE - all employers, qualifications and outcomes are illustrative and unverified.

EXECUTIVE SUMMARY

Quantity Surveyor with an illustrative 13-year career in built-environment design and project delivery. Combines measurement, boqs, cost planning with disciplined documentation, practical coordination and clear communication. The sample career progresses from focused execution to independent workstream ownership, with responsibilities and boundaries described for each appointment.

Selected work includes cost baseline development, variation control register and tender comparison report. These examples explain the original problem, individual contribution, deliverables, review approach and remaining limitations rather than relying on unsupported headline claims.

Prepared for experienced quantity surveyor opportunities requiring dependable delivery, thoughtful professional judgement and collaboration. The qualification narrative includes Postgraduate diploma in Quantity Surveying. Every named organisation and outcome in this record is fictional; professional eligibility is not independently established.

AT A GLANCE

13 years

ILLUSTRATIVE CAREER

4

CAREER APPOINTMENTS

3

WORK EXAMPLES

2

EDUCATION RECORDS

CORE COMPETENCIES

measurement / BOQs

cost planning / tender analysis

variation assessment / contract records

valuation / cost reporting

PROFESSIONAL MISSION

Turn a clear brief into dependable built-environment design and project delivery work: understand the context, apply measurement and boqs, record the evidence and explain the limitations before handover.

Career family: Architecture, Interiors & Construction | Snapshot: 2026-09-22

PROFESSIONAL EXPERIENCE / RECENT

Quantity Surveyor

Meridian Built Environment (fictional)

Jul 2022 - Present | Surat, India

Independent ownership of scoped quantity surveyor work, coordinating contributors and making review requirements explicit. Includes the first two selected work examples.

- Prepared measured quantities and a scope-qualified estimate.
- Linked changes to instructions and measurement evidence.
- Led brief clarification and prioritised work using measurement, boqs and cost planning. Raised unresolved constraints before committing to the next stage.
- Coordinated peer reviews and handover preparation; used a brief and option appraisal to distinguish completed work, assumptions and follow-up needs.
- Supported colleagues with practical examples of tender analysis and maintained a concise learning record after important assignments.

Illustrative career responsibilities. Employer confirmation and underlying work records are not supplied.

Senior Quantity Surveyor

Northline Built Environment (fictional)

Jul 2018 - Jun 2022 | Surat, India

Owned defined assignments and supported cross-functional coordination. Developed deeper practice in cost planning and tender analysis.

- Normalised scope assumptions and clarified commercial differences.
- Translated incoming requirements into a sequenced plan and aligned responsibilities with the project or service owner.
- Applied variation assessment and contract records to resolve delivery questions while maintaining source and decision notes.
- Introduced reusable working documents and reviewed exceptions with the responsible specialist rather than silently changing scope.
- Prepared a site observation and handover log so the next team could understand the work and remaining questions.

Illustrative career responsibilities. Employer confirmation and underlying work records are not supplied.

PROFESSIONAL WORKING PRINCIPLES

- Understand the brief, users, site conditions and consultant interfaces before developing options.
- Separate concept proposals from issued construction information and approval authority.
- Coordinate revisions, cost implications and documented site observations through an agreed process.

PROFESSIONAL EXPERIENCE / EARLIER

Quantity Surveyor

Cedarbridge Built Environment (fictional)

Jul 2015 - Jun 2018 | Surat, India

Progressed from supported tasks to independently managed assignments, with review available for unfamiliar or higher-risk decisions.

- Handled recurring work involving measurement and boqs using a documented preparation and review process.
- Supported variation control register by organising inputs, maintaining issue notes and incorporating reviewer feedback.
- Coordinated colleagues and internal stakeholders using concise status updates, clear questions and agreed next steps.
- Improved record consistency through valuation and documented handover expectations.

Illustrative career responsibilities. Employer confirmation and underlying work records are not supplied.

Assistant Quantity Surveyor

Cedarbridge Built Environment (fictional)

Jul 2013 - Jun 2015 | Surat, India

Built practical foundations through supervised assignments, routine documentation and feedback from experienced colleagues.

- Assisted with measurement and cost planning within an agreed scope and escalated unfamiliar work.
- Prepared inputs and checked completeness before passing work to the responsible reviewer.
- Maintained task records and learned to communicate assumptions, constraints and observed problems clearly.
- Applied review feedback to subsequent assignments and developed a dependable working routine.

Illustrative career responsibilities. Employer confirmation and underlying work records are not supplied.

SELECTED CONTRIBUTIONS

Cost baseline development. Prepared measured quantities and a scope-qualified estimate. The achievement is the described workstream contribution; independent outcome evidence is not supplied.

Variation control register. Linked changes to instructions and measurement evidence. The achievement is the described workstream contribution; independent outcome evidence is not supplied.

Tender comparison report. Normalised scope assumptions and clarified commercial differences. The achievement is the described workstream contribution; independent outcome evidence is not supplied.

SELECTED WORK / 01

Cost baseline development

P1 | Jan 2023 - Jun 2023 | FICTIONAL WORK EXAMPLE

Context. Fictional internal work programme in built-environment design and project delivery; not a real client case study.

Problem. The design brief lacked an auditable cost breakdown.

Objective. Create a workable response to this issue through measurement, explicit review criteria and practical documentation. Agree the boundaries before execution and retain unresolved points for follow-up.

Contribution and ownership. Quantity Surveyor; owned the stated workstream, not the full organisation or every collaborator contribution.

- Prepared measured quantities and a scope-qualified estimate.
- Prepared the scope with the commissioning team, identified unresolved inputs and used measurement to turn the brief into a sequenced work package.
- Applied boqs and cost planning while coordinating reviews with the designated owner. Kept decision notes so collaborators could separate facts, assumptions and changes.
- Assembled the handover material, explained open limitations and agreed which items needed further review rather than presenting them as completed.

Methods. measurement / BOQs / cost planning / tender analysis

Deliverables. Cost baseline development - scoped brief; Cost baseline development - reviewed working package; Cost baseline development - handover and learning summary

Review. Reviewed the scoped output against the agreed brief, recorded exceptions and checked that key conclusions could be traced to observations. The review package calls for a brief and option appraisal and a named human reviewer.

Illustrative outcome: the team adopted a repeatable approach for cost baseline development, with clearer ownership and reviewable records. This is a fictional qualitative result; no real performance measurement or external acceptance evidence is supplied.

Suggested evidence (not supplied): brief and option appraisal; coordinated drawing or model package; site observation and handover log.

SPECIALIST PRACTICE

Design and practice scope

The sample focuses on measurement, boqs, cost planning. Approvals, supervision and specialist input are identified in each work package; work outside this scope is referred to the designated responsible person.

Peer learning and practical guidance. Created short examples on measurement and tender analysis for colleagues. Separated personal preferences from agreed team procedures and recorded useful questions.

Review and handover discipline. Facilitated practical reviews of variation control register, ensuring that unresolved issues retained a named owner rather than disappearing from final presentations.

Fictional examples do not imply statutory approval, registered practice or permission to use real client drawings.

SELECTED WORK / 02 AND 03

Variation control register

P2 | Jan 2024 - Jun 2024 | Meridian Built Environment (fictional)

Problem. Scope changes were priced inconsistently.

Objective. Create a workable response to this issue through boqs, explicit review criteria and practical documentation. Agree the boundaries before execution and retain unresolved points for follow-up.

Ownership. Quantity Surveyor; owned the stated workstream, not the full organisation or every collaborator contribution.

- Linked changes to instructions and measurement evidence.
- Prepared the scope with the commissioning team, identified unresolved inputs and used cost planning to turn the brief into a sequenced work package.
- Applied tender analysis and variation assessment while coordinating reviews with the designated owner. Kept decision notes so collaborators could separate facts, assumptions and changes.
- Assembled the handover material, explained open limitations and agreed which items needed further review rather than presenting them as completed.

Methods. BOQs / cost planning / tender analysis / variation assessment

Delivered. Variation control register - scoped brief; Variation control register - reviewed working package; Variation control register - handover and learning summary

Illustrative outcome: the team adopted a repeatable approach for variation control register, with clearer ownership and reviewable records. This is a fictional qualitative result; no real performance measurement or external acceptance evidence is supplied.

Suggested evidence (not supplied): brief and option appraisal; coordinated drawing or model package; site observation and handover log.

Tender comparison report

P3 | Jan 2019 - Jun 2019 | Northline Built Environment (fictional)

Problem. Bid exclusions prevented direct comparison.

Objective. Create a workable response to this issue through cost planning, explicit review criteria and practical documentation. Agree the boundaries before execution and retain unresolved points for follow-up.

Ownership. Quantity Surveyor; owned the stated workstream, not the full organisation or every collaborator contribution.

- Normalised scope assumptions and clarified commercial differences.
- Prepared the scope with the commissioning team, identified unresolved inputs and used variation assessment to turn the brief into a sequenced work package.
- Applied contract records and valuation while coordinating reviews with the designated owner. Kept decision notes so collaborators could separate facts, assumptions and changes.
- Assembled the handover material, explained open limitations and agreed which items needed further review rather than presenting them as completed.

Methods. cost planning / tender analysis / variation assessment / contract records

Delivered. Tender comparison report - scoped brief; Tender comparison report - reviewed working package; Tender comparison report - handover and learning summary

Illustrative outcome: the team adopted a repeatable approach for tender comparison report, with clearer ownership and reviewable records. This is a fictional qualitative result; no real performance measurement or external acceptance evidence is supplied.

Suggested evidence (not supplied): brief and option appraisal; coordinated drawing or model package; site observation and handover log.

EDUCATION AND SPECIALIST LEARNING

Postgraduate diploma in Quantity Surveying

Asterbridge Institute of Professional Studies (fictional institution)
Jul 2012 - May 2013 | completed - fictional record
Focus: measurement, BOQs, tender analysis. Specialist study on cost baseline development; an illustrative learning project, not a published result.

B.E. in Civil Engineering

Cedarhaven College of Applied Studies (fictional institution)
Jul 2008 - May 2012 | completed - fictional record
Focus: cost planning, variation assessment, contract records. Applied coursework in measurement, documentation and reviewed practical assignments.

CONTINUING PROFESSIONAL DEVELOPMENT

Design coordination studio (2023). Measurement and tender analysis in the context of quantity surveyor work. Used reflective exercises and a bounded practice example related to cost baseline development.

Construction documentation workshop (2024). Boqs and variation assessment in the context of quantity surveyor work. Used reflective exercises and a bounded practice example related to variation control register.

Cost and schedule review lab (2025). Cost planning and contract records in the context of quantity surveyor work. Used reflective exercises and a bounded practice example related to tender comparison report.

Provider for these illustrative learning records: Meridian Professional Learning Studio (fictional). Not a licence or certification.

LANGUAGES AND WORKING PREFERENCES

English and Hindi - professional working proficiency in this fictional record.

Work arrangement: hybrid; remote feasibility discussed per role. Relocation: open to discussion - sample preference. Availability: not confirmed; discuss before an interview.

CREDENTIAL AND EVIDENCE STATUS

Fictional examples do not imply statutory approval, registered practice or permission to use real client drawings.

Synthetic qualification and institution names illustrate profile fields only; they are not a validated qualification route or recognised accreditation claim.

No real referee, endorsement, award, publication, membership or licence is supplied.

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Contact placeholder: avni.mehta@example.com. No phone, live profile URL or verified reference is supplied.

Complete machine-readable data: profile.json. Interactive companion: portfolio.html. Reference CV used for structure only; this is not Ajay Prajapat's biography.