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Government Policies on Architectural Designs and Procurement Procedures in Building Projects: Evidence from the Federal Capital Territory (FCT) Abuja, Nigeria

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Abstract **Original Research Article**

Government policies on architectural design and procurement play a pivotal role in determining the quality, efficiency, and sustainability of public building projects. In Nigeria, particularly within the Federal Capital Territory (FCT) Abuja, these policies are intended to safeguard functional adequacy, fiscal accountability, and regulatory compliance. This paper adopts a theoretical and conceptual review approach, critically analysing Nigerian and international literature to explore the interaction between policy frameworks, institutional structures, and professional practices. Drawing on case illustrations from notable FCT projects such as the Abuja National Mosque expansion and FCT Secretariat refurbishment, the study demonstrates persistent gaps between policy intent and practical implementation. Conceptual insights highlight that institutional fragmentation, enforcement weaknesses, and limited professional capacity often undermine policy effectiveness. The review emphasises that aligning statutory frameworks, institutional capability, and professional compliance is essential for improving public construction outcomes. This paper contributes a nuanced understanding of the theoretical underpinnings and conceptual relationships governing architectural design and procurement in the Nigerian context, providing a foundation for future empirical research and policy reform.

Keywords: Architectural design, Public Procurement, Government policy, FCT Abuja, Nigeria, Conceptual review, Institutional capacity.

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Introduction

Public building projects in Nigeria serve as more than infrastructural necessities; they are visible indicators of governmental capacity, socio-economic development, and national identity. The Federal Capital Territory (FCT) Abuja, as Nigeria's administrative and political centre, hosts a wide array of government projects, including ministries, civic complexes, and

diplomatic missions, which symbolise both governance efficiency and architectural modernity. These projects require rigorous adherence to architectural design policiesandprocurement regulations to ensure safety, functionality, sustainability, and value for public resources (Oyewobi & Jimoh, 2022). The quality of these projects reflects not only professional competence but also the operationalisation of government policies within institutional and regulatory frameworks.

Architectural design policies in Nigeria, codified in instruments such as the National Building Codeand the FCT Development Control Regulations, are intended to guarantee structural integrity, environmental responsiveness, and aesthetic quality. However, practical implementation often faces challenges such as fragmented oversight, inconsistent enforcement, and a preference for imported design paradigms over contextually appropriate solutions (Uwaegbulam, 2026). Case illustrations, such as the Abuja National Mosque expansion, reveal that partial compliance with design standards can result in structural adjustments, project delays, and increased costs, underscoring the gap between policy intent and practical execution.

Public procurement policies, governed principally by the Public Procurement Act (PPA) 2007, are designed to enforce transparency, accountability, and value for money in the acquisition of construction services. In theory, these frameworks ensure competitive bidding, reduce opportunistic practices, and facilitate quality outcomes. Yet, evidence from projects such as the FCT Secretariat refurbishment indicates that deviations from prescribed procurement procedures such as bypassing competitive tendering or inadequate technical evaluation frequently compromise project quality, lead to cost overruns, and delay delivery timelines (Boniface, Nnadi & Eze, 2024). These observations highlight the practical tension between statutory frameworks and institutional capacity.

The interplay between architectural design and procurement policies is critical in shaping project outcomes. Conceptually, the alignment of design standards, procurement processes, and institutional oversight is essential for achieving efficiency, safety, and sustainability. Nigerian public projects frequently illustrate the consequences of misalignment: inadequate specification in procurement documents, insufficient monitoring, and fragmented regulatory enforcement often undermine project success (Oladiran & Oche, 2024). Such cases illustrate the need for a theoretical and conceptual understanding of how government policies function within the institutional and professional ecosystem of public construction.

This study adopts a theoretical and conceptual review approach to critically examine the operationalisation of architectural design and procurement policies in FCT Abuja. By synthesising Nigerian and international literature, and integrating illustrative cases from major public building projects, the study aims to clarify the conceptual linkages between policy frameworks, institutional capacity, professional compliance, and project outcomes. The review provides a foundation for understanding the theoretical and practical determinants of public construction quality, offering insights for policymakers, professional bodies, and future empirical research in the Nigerian context.

Conceptual and Theoretical Review

Theoretical Foundations of Architectural Policy

Architectural design policies are underpinned by several interrelated theoretical perspectives, which provide conceptual clarity on the rationale, enforcement, and expected outcomes of regulations in public construction. From a regulatory theory perspective**,** design standards, building codes, and statutory guidelines act as formal instruments through which governments seek to ensure public safety, structural adequacy, and functional efficiency (AlMashari et al., 2023). In this view, policies are not merely prescriptive; they serve as normative mechanisms to standardise professional conduct, regulate material selection, and guide project execution, thereby reducing uncertainties associated with design and construction.

Institutional theoryprovides a complementary lens, emphasising that the mere existence of

regulations is insufficient without effective institutional structures to enforce them. In Nigeria, the regulatory environment is complex, with overlapping authorities such as the FCT Development Control, Nigerian Institute of Architects (NIA), and local government bodies. Institutional theory suggests that the effectiveness of architectural policy depends on the legitimacy, coordination, and capacity of these bodies to monitor, approve, and enforce compliance (Okonta et al., 2025). For example, the Abuja National Mosque expansion experienced partial deviations from the National Building Code, not due to the absence of regulations but as a consequence of fragmented oversight and inconsistent enforcement. This illustrates that institutional capacity mediates the translation of policy intent into practical outcomes.

Another relevant framework is sustainability theory**,** which conceptualises architectural policy as a vehicle for environmental responsiveness, social inclusion, and economic efficiency (Tinubu, 2026). In theory, building design regulations should encourage the use of local materials, climate-adapted construction techniques, and energy-efficient systems. However, Nigerian public projects frequently reveal gaps in applying these principles. For instance, theAbuja National Theatre renovationsought to incorporate local materials and passive design features, yet delays in approvals and coordination failures limited the full operationalisation of sustainable design policies (Uwaegbulam, 2026). Conceptually, this highlights the tension between normative policy goals and practical constraints in the Nigerian context.

The systems theory perspective further enriches the conceptual understanding of architectural policy. This approach frames design regulations, professional practices, and institutional enforcement as interconnected components of a larger socio-technical system. Policy effectiveness, from this lens, is contingent upon the alignment of regulatory frameworks, professional competence, institutional coordination, and socio-cultural adaptation (Walker & Brammer, 2021). For example, the misalignment between procurement procedures and design compliance in some FCT civic projects illustrates how gaps in one part of the system (e.g., procurement or oversight) can compromise overall project performance.

The theoretical foundations of architectural policy in Nigeria suggest that regulatory prescriptions, institutional capacity, sustainability considerations, and systemic coordination collectively determine the success of public building projects. While formal policies provide the structural framework for safety and quality, their practical impact is shaped by enforcement, professional adherence, and contextual adaptation**.** Nigerian case studies, particularly in FCT Abuja, underscore that effective architectural policy requires a synthesis of regulatory rigor, institutional efficiency, sustainability orientation, and contextual sensitivity, forming the conceptual basis for understanding policy–practice interactions in public construction.

Conceptualisation of Public Procurement

Public procurement in construction represents a critical interface between policy, institutional governance, and project execution**.** Conceptually, it encompasses the processes by which government agencies acquire construction services, materials, and expertise, with the dual objectives of ensuring efficiency and accountability. Several theoretical perspectives underpin the understanding of public procurement in this context, including principal-agent theory**,** transaction cost economics**,** andgovernance theory, each of which illuminates specific dimensions of policy operationalisation and practical challenges.

From a principal-agent perspective, public procurement addresses the asymmetry of information and potential conflicts between the government (the principal) and contractors or consultants (agents) (Yahaya et al., 2025). The Public Procurement Act (PPA) 2007 in Nigeria formalises mechanisms such as competitive bidding, transparent tender evaluation, and mandatory documentation to mitigate opportunistic behaviours and align the interests of contractors with the objectives of public agencies. However, Nigerian case illustrations

reveal persistent gaps. For instance, the FCT Secretariat refurbishmentexperienced cost escalation and delayed delivery due to contractors being selected through limited competition or informal arrangements, highlighting the vulnerability of procurement processes when institutional oversight is weak. This illustrates that while principal-agent theory provides a conceptual justification for procurement regulations, practical enforcement remains a challenge in contexts with fragmented regulatory oversight.

Transaction cost economicsfurther conceptualises public procurement by focusing on the costs associated with negotiating, monitoring, and enforcing contractual agreements. In the Nigerian public sector, these costs are often amplified by bureaucratic complexity, overlapping responsibilities, and delays in approval processes (Boniface, Nnadi & Eze, 2024). For example, the renovation of the Abuja Municipal Council Complex encountered repeated administrative bottlenecks that increased both the temporal and financial costs of project delivery. Transaction cost theory thus provides a lens to understand why strictly codified procurement rules may not automatically translate into efficiency gains; the structure and coordination of institutional processes are equally important.

Governance theory complements these perspectives by emphasising the importance ofinstitutional capacity, ethical norms, and regulatory legitimacy in achieving procurement effectiveness (Oladiran & Oche, 2024). Effective governance in procurement ensures that public resources are managed transparently, contractual obligations are enforced, and professional standards are upheld. Nigerian experiences, however, show that fragmented oversight among ministries, procurement units, and professional bodies often undermines governance objectives. The case of the FCT Water Board Headquarters demonstrates that while the project's procurement framework was formally compliant, gaps in coordination, monitoring, and technical evaluation compromised cost efficiency and design quality.

The integration of theory and practicehighlights that public procurement is not a purely administrative exercise but a strategic mechanism for achieving broader policy objectives, including quality assurance, sustainability, and local content development. In the Nigerian context, procurement outcomes are shaped not only by statutory regulations but also by institutional maturity, professional competence, and socio-political factors. Conceptually, procurement can therefore be seen as a mediating mechanism that operationalises architectural policies, translates regulatory intentions into practice, and aligns stakeholder incentives to achieve project objectives.

Finally, emerging discourse emphasises the role of innovation and digitalisation in public procurement. Technologies such as e-procurement platforms and Building Information Modelling (BIM) can enhance transparency, coordination, and accountability, yet adoption in Nigeria remains limited by legal ambiguity, resistance to change, and technical capacity constraints (Amaduobogha & Oke, 2025). Conceptually, this suggests that public procurement is evolving from a compliance-focused instrument to a strategic policy tool capable of integrating sustainability, efficiency, and innovation into public construction governance.

The conceptualisation of public procurement in Nigeria is multi-dimensional: it is a regulatory mechanism to manage principal-agent relationships**,** a framework to reduce transaction costs**,** a governance instrument to enforce accountability**,** and increasingly, a strategic enabler for innovation and sustainability**.** Nigerian case studies consistently demonstrate that policy effectiveness is contingent upon institutional coordination, professional competence, and enforcement, highlighting the intricate linkages between procurement frameworks, architectural policy, and project outcomes.

Integration of Architectural Design and Procurement Policies

The effectiveness of public building projects is fundamentally shaped by the interdependence of architectural design policies and procurement processes**.** While architectural regulations

establish the standards for safety, functionality, and sustainability, procurement policies provide the mechanisms through which these standards are operationalised in practice. Conceptually, these two domains are mutually reinforcing: well-defined design policies are necessary to guide procurement specifications, while robust procurement processes are essential to ensure the competent execution of those designs (Oyewobi & Jimoh, 2022). Misalignment between these policy spheres can undermine project outcomes, resulting in inefficiencies, cost overruns, and compromised quality.

From a conceptual standpoint, integration requires that design specifications and procurement documentation are fully aligned. This includes accurate project briefs, technical drawings, and material standards that clearly communicate design expectations to contractors and consultants. Nigerian public projects, however, frequently reveal gaps in this integration. For instance, the FCT Secretariat refurbishment demonstrated that incomplete or ambiguous design specifications in tender documents contributed to contractor improvisation, schedule delays, and additional costs. Conceptually, this illustrates the critical mediating role of procurement in translating architectural policy into tangible project outcomes.

A systems-thinking perspective further illuminates the conceptual integration between design and procurement. Public construction projects can be viewed as socio-technical systems where regulatory frameworks, institutional capacity, professional expertise, and project execution processes interact dynamically (Walker & Brammer, 2021). In Nigerian cases such as the Abuja National Mosque expansion, fragmented oversight between regulatory authorities and procurement units led to inconsistent adherence to design standards. This conceptual lens underscores that policy effectiveness is contingent not only on the content of design and procurement regulations but also on the coordination and responsiveness of the institutions responsible for enforcement**.**

Integration also has important implications forsustainability and local-context adaptation**.** Design policies promoting environmentally responsive architecture, such as the use of local materials, passive cooling strategies, and energy-efficient systems,require procurement processes capable of sourcing appropriate materials and qualified professionals. Nigerian projects often struggle with this alignment. For example, the Abuja National Theatre renovation aimed to incorporate local materials and energy-efficient systems, but procurement processes did not consistently support these objectives due to budgetary constraints, market limitations, and weak enforcement mechanisms (Uwaegbulam, 2026). Conceptually, this highlights the need for procurement policies to be designed with sufficient flexibility and responsiveness to achieve the broader goals of architectural regulations.

Finally, digitalisation and innovation present emerging opportunities for enhancing integration. The adoption of e-procurement platforms and Building Information Modelling (BIM) facilitates the alignment of design specifications with procurement workflows, improving transparency, monitoring, and compliance. In Nigeria, pilot applications in projects such as the FCT Water Board Headquartershave demonstrated potential for reducing information asymmetry and enhancing collaboration between architects, engineers, and procurement officers (Amaduobogha & Oke, 2025). Conceptually, this illustrates that effective integration of architectural and procurement policies is not only a matter of regulation but also of leveraging technological and institutional innovations to reinforce compliance, efficiency, and sustainability.

The integration of architectural design and procurement policies represents aconceptual nexus where regulatory intent, institutional capacity, professional competence, and technological facilitation converge. Nigerian case studies consistently demonstrate that misalignment in this nexus, whether due to incomplete design specifications, fragmented oversight, or weak procurement enforcement, leads to inefficiencies, quality compromises, and project delays. Conceptually, achieving effective integration requires coordinated policy frameworks, responsive institutional mechanisms, and professional and technological

capacity, forming the foundation for improved project outcomes in public construction.

Emerging Conceptual Considerations

Recent developments in architectural design and procurement policies reveal a set of emerging conceptual considerationsthat are increasingly critical to the success of public building projects in Nigeria. These considerations encompass sustainability, digitalisation, and local content development**,** which collectively expand the traditional regulatory and procurement frameworks to include efficiency, environmental responsiveness, socio-economic relevance, and technological innovation. Conceptually, these trends signify a shift from purely compliance-driven approaches toward strategically integrated and future-oriented frameworksin public construction.

Sustainability has become a central conceptual pillar in both architectural and procurement policies. Beyond structural safety and functionality, public projects are now expected to respond to environmental, social, and economic imperatives (Tinubu, 2026). In practice, this requires the incorporation of climate-adaptive design strategies, energy-efficient systems, and socially responsive spatial configurations. Nigerian projects illustrate the practical challenges and opportunities of this concept. For instance, the Abuja National Theatre renovation aimed to integrate passive cooling systems and locally sourced materials, reflecting the policy intent for sustainable architecture. However, delays in procurement, inadequate material sourcing, and insufficient technical expertise limited the realisation of these sustainability goals, underscoring the conceptual insight that sustainability is contingent on effective policy integration, procurement alignment, and institutional capacity**.**

Digitalisation represents another emerging conceptual dimension. Tools such as e-procurement platforms**,** Building Information Modelling (BIM)**,** and project management software have transformed the ways in which design specifications, procurement processes, and project monitoring are coordinated. Conceptually, digitalisation facilitatestransparency, reduces information asymmetry, enhances inter-professional collaboration, and strengthens compliance (Amaduobogha & Oke, 2025). Nigerian case examples, such as the FCT Water Board Headquarters project**,** indicate that while the adoption of BIM and electronic tendering can theoretically streamline integration between design and procurement, practical limitations, such as inadequate legal recognition, low technical capacity, and institutional resistance, remain major constraints. This highlights that digitalisation must be accompanied by policy support, training, and institutional readiness to realise its full conceptual potential.

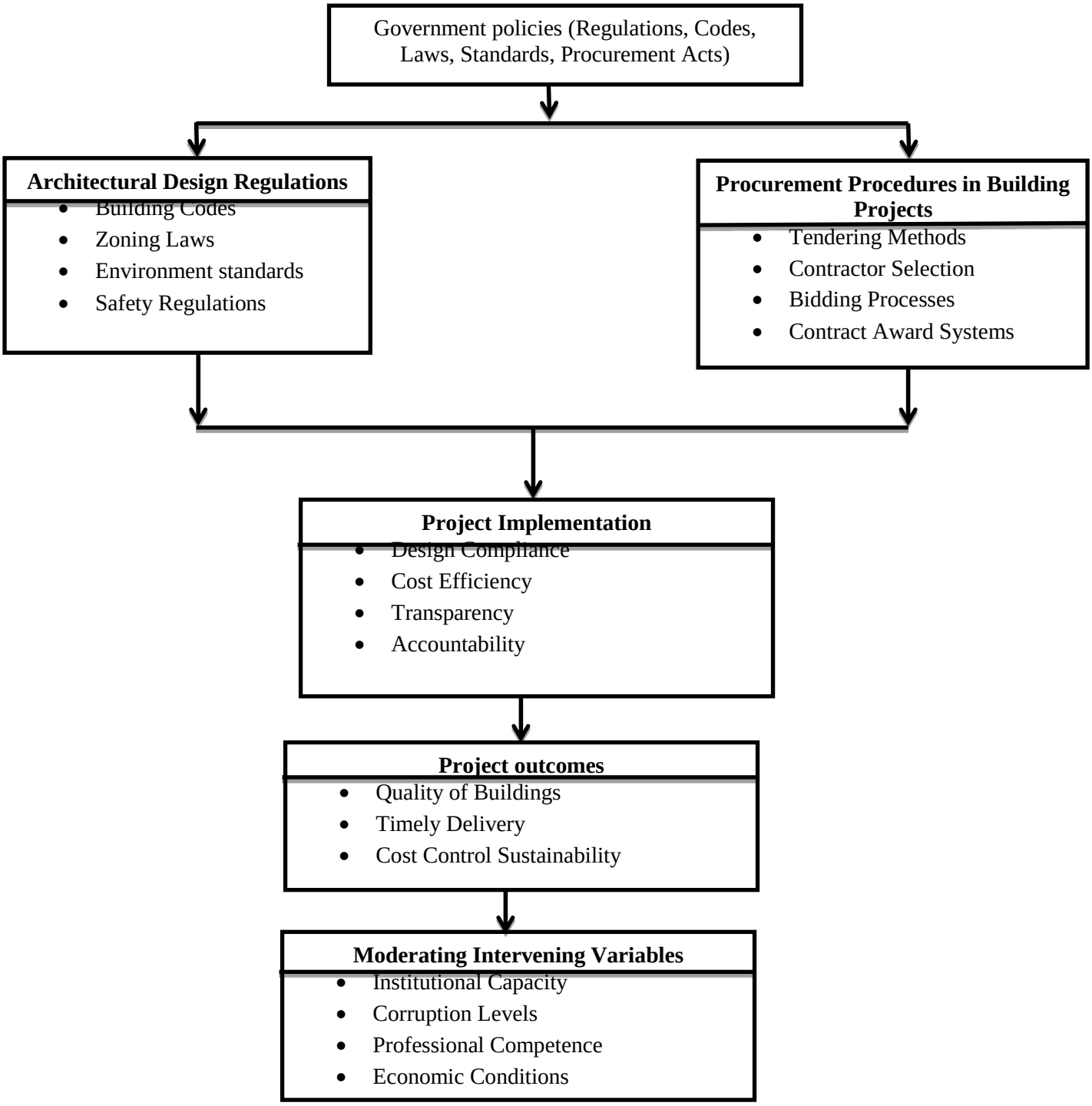
Local content development further enriches the conceptual landscape by emphasising the use of indigenous materials, local expertise, and capacity-building initiatives in public construction. Conceptually, this approach aligns with national economic objectives and the broader sustainability agenda, ensuring that public building projects contribute to domestic industry growth and socio-economic empowerment (Tinubu, 2026). The Abuja National Mosque expansion and several FCT civic projects demonstrate the benefits of local content policies in theory, yet in practice, challenges such as limited supplier networks, insufficient professional capacity, and budgetary constraints have often constrained their impact. This indicates that the effective operationalisation of local content policies is deeply dependent on institutional enforcement, procurement alignment, and professional readiness**.**

Collectively, these emerging considerations underscore the dynamic and multi-dimensional nature of contemporary public construction policy**.** They highlight that architectural and procurement frameworks cannot be static; rather, they must adapt to sustainability imperatives, leverage digital technologies, and actively incorporate local content strategies. Conceptually, the integration of these dimensions creates a holistic framework**,** where policy, institutional capacity, professional expertise, and technological tools converge to enhance compliance, efficiency, quality, and

socio-economic impact in Nigerian public building projects.

Sustainability, digitalisation, and local content development representcritical conceptual lensesthat expand the scope of architectural and procurement policies beyond traditional compliance-focused paradigms. Nigerian case illustrations reveal both the potential and the practical constraints of these emerging approaches, emphasising that policy effectiveness is contingent upon systemic integration, institutional capacity, and professional competency**.** These conceptual insights provide a foundation for understanding and improving public construction outcomes in FCT Abuja and similar Nigerian contexts.

Diagrammatic conceptual framework



Explanation

Independent Variable (IV):

- Government policies (Laws, regulations, procurement frameworks)

Mediating Variables:

- Architectural design regulations
- Procurement procedures

Dependent Variable (DV):

- Project Outcomes (quality, cost, time, sustainability)

Moderating Variables:

- Factors like corruption, institutional strength and economic conditions that influence how policies translate into outcomes

Figure 1: *Conceptual Framework on Government Policies, Architectural Design, and Procurement Procedures in Building Projects.*

Source: Author's Conceptualization (Christopher Ikhianosime Oboh, 2026)

Conceptual Synthesis and Nigerian Case Illustrations

The preceding discussion demonstrates that architectural design and procurement policies in Nigeria are theoretically robust yet practically constrained by institutional, procedural, and socio-economic factors. Conceptually, these two domains are interdependent components of a holistic public construction system**,** wherein regulatory intent, institutional capacity, and professional competence collectively determine project outcomes. Nigerian case illustrations provide critical insights into how these conceptual linkages manifest in practice and reveal the factors that either enable or inhibit policy effectiveness.

Institutional coordination and regulatory enforcementemerge as central themes in the conceptual synthesis. Projects such as the Abuja National Mosque expansion illustrate how fragmented oversight among regulatory authorities, professional bodies, and procurement units can compromise design compliance. Despite formal adherence to the National Building Code and FCT Development Control Regulations, inconsistencies in monitoring and delayed approvals necessitated design modifications during construction, resulting in time and cost implications (Uwaegbulam, 2026). Conceptually, this underscores that the effectiveness of architectural policy depends on institutional capacity and coordination**,** reinforcing the theoretical perspectives of regulatory and institutional theories discussed earlier.

Procurement compliance and project efficiencyconstitute a second key dimension. The FCT Secretariat refurbishment exemplifies how deviations from statutory procurement procedures, such as limited competition, inadequate contractor evaluation, and informal contract variations, undermine project quality and increase costs (Boniface, Nnadi & Eze, 2024). From a conceptual standpoint, this confirms principal-agent and transaction cost theories: misaligned incentives and procedural inefficiencies directly impact the translation of policy intent into functional project outcomes. Nigerian public projects consistently demonstrate that procurement is both a mediating mechanismand a strategic enabler for realising design objectives.

Integration of design, procurement, and emerging policy dimensions forms a third conceptual insight. The FCT Water Board Headquarters and similar projects illustrate that the adoption of digital tools (BIM, e-procurement)and local content strategies has the potential to improve transparency, coordination, and sustainability. However, practical constraints, including limited technical expertise, legal ambiguities, and institutional inertia, often impede full realisation of these conceptual benefits (Amaduobogha & Oke, 2025; Tinubu, 2026). This demonstrates that conceptual frameworks must account for systemic interdependencies**,** where technological, regulatory, and human factors interact to influence project outcomes.

Synthesising the theoretical and empirical insights, the Nigerian case studies suggest a conceptual model of policy–practice interaction in public construction. Effective project outcomes are contingent upon four interlinked components:

1. **Regulatory framework adherence**; ensuring that architectural standards and procurement laws are clearly defined and enforced.
2. **Institutional capacity and coordination**; providing oversight, monitoring, and professional accountability.
3. **Professional competence and compliance**; engaging qualified architects, engineers, and contractors capable of operationalising design and procurement requirements.
4. **Emerging enablers**; leveraging sustainability, digitalisation, and local content strategies to enhance efficiency, quality, and socio-economic impact.

Collectively, these components illustrate that architectural design and procurement policies are not independent processes but part of a complex, dynamic system**,** where gaps in any component can produce cascading inefficiencies, cost overruns, or quality compromises. Nigerian case illustrations reinforce the conceptual argument that policy effectiveness is not solely a matter of statutory formulation but also of institutional integration, professional capability, and adaptive implementation**.**

The conceptual synthesis highlights that achieving successful public construction outcomes in FCT Abuja requires a systems-oriented, contextually grounded approachthat aligns regulatory intent, procurement practice, institutional structures, and professional expertise. Nigerian case evidence provides both a practical grounding for theoretical propositions and a lens for understanding the persistent gaps between policy and practice. This integrated perspective forms the foundation for subsequent discussion on policy implications, theoretical contributions, and recommendations for strengthening architectural and procurement governance in Nigeria.

Recommendations

Based on the conceptual and theoretical analysis, and drawing from Nigerian case illustrations, several recommendations emerge to enhance the effectiveness of architectural design and procurement policies in public building projects:

1. **Strengthen Institutional Coordination and Enforcement**: Nigerian experiences reveal that fragmented oversight often undermines policy implementation. It is recommended that regulatory bodies such as the FCT Development Control, professional associations, and procurement units, adopt a coordinated governance framework to ensure compliance with architectural standards and procurement laws. Institutional alignment, clear roles, and inter-agency collaboration are critical to reducing design deviations, project delays, and cost overruns.
2. **Enhance Professional Competence and Capacity Building**: Effective policy operationalisation depends on skilled professionals capable of translating architectural and procurement standards into practice. Continuous training, certification, and professional developmentfor architects, engineers, and procurement officers should be prioritised. Emphasis should be placed on contemporary design practices, sustainable construction methods, and ethical procurement management to strengthen technical and professional compliance.
3. **Integrate Sustainability and Local Context in Policies**: Architectural and procurement policies should actively embed environmental sustainability, socio-cultural relevance, and local content strategies. Nigerian projects demonstrate that the use of indigenous materials, climate-adapted design, and local expertise enhances both efficiency

and socio-economic impact. Policy frameworks should incentivise sustainable practices and support local suppliers through clear procurement guidelines, capacity-building programs, and strategic resource planning.

4. **Leverage Digital Technologies for Policy Implementation**: Adoption of e-procurement systems, Building Information Modelling (BIM), and project management platformscan enhance transparency, reduce delays, and facilitate integration between design and procurement processes. It is recommended that Nigerian government agencies establish legal recognition for digital documentation, provide technological training, and upgrade infrastructureto support digital adoption in public construction projects.
5. **Regular Monitoring, Evaluation, and Feedback Mechanisms**: Continuous monitoring and evaluation of project implementation is essential to ensure that architectural and procurement policies achieve their intended outcomes. Feedback mechanisms should capture lessons from completed projects to inform revisions of policy standards, procurement procedures, and institutional protocols. This iterative process will strengthen evidence-based policymaking and enhance the effectiveness of future projects.
6. **Promote Research and Policy-Driven Innovation**: Encouraging research into local materials, design innovations, and efficient procurement practices can inform policy refinement and improve project outcomes. Collaboration between government agencies, universities, and professional bodies can provide a knowledge base for adopting best practices, reducing inefficiencies, and promoting contextualised architectural solutions in Nigeria.

These recommendations underscore that enhancing public construction outcomes in Nigeria requires holistic policy integration, institutional capacity development, professional competence, technological adoption, and evidence-based feedback mechanisms. Implementing these measures will strengthen the synergy between architectural design and procurement policies, leading to safer, more sustainable, and cost-efficient public building projects in FCT Abuja and similar Nigerian contexts.

Conclusion

This study has critically examined the interplay between architectural design policies and public procurement proceduresin the context of public building projects in the Federal Capital Territory (FCT) Abuja, Nigeria. Through a theoretical and conceptual review**,** complemented by Nigerian case illustrations, it has highlighted that while the regulatory frameworks governing design and procurement are conceptually robust, their practical implementation is often constrained by fragmented institutional oversight, limited professional capacity, and socio-economic challenges. Projects such as the Abuja National Mosque expansion**,** the FCT Secretariat refurbishment**,** and the FCT Water Board Headquarters provide tangible evidence of the gaps between policy intent and execution, illustrating how misalignment between design and procurement can compromise quality, delay project delivery, and increase costs. By emphasising integration, contextual adaptation, and continuous improvement, policymakers, professional bodies, and stakeholders can enhance the governance, delivery, and long-term sustainability of public construction projects in Nigeria.

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