

Valerian Gadua

Construction Cost Estimator · Technical Lead · Cost Control

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Portfolio: valerian-gadua.pages.dev — 69 real priced estimates & BOQs, \$11.75M



Scan: portfolio

SUMMARY

Construction cost estimator and technical lead with 14 years in construction. For 4 years I have run the whole technical side of a Tbilisi construction company as an independent contractor: estimates and tenders, estimate audits, construction methods and site control, and the software the company runs its jobs on. Before that, 10 years of site supervision and QC on high-rise residential projects, checking completed quantities before every payment. I build my own takeoff tools (vector extraction from PDF drawings) and work with imperial units, CSI MasterFormat and Bluebeam.

EXPERIENCE

Technical Lead & Construction Estimator (independent contractor) 2022 — Present

Construction Georgia, Tbilisi — outsourced technical department · constructiongeorgia.ge/en

- Responsible for the company's whole technical side: construction and renovation methods, site control and quality, support for crews and clients, estimates, estimate audits and tenders.
- Full-scope cost estimates and BOQs for residential and commercial projects: private houses, apartment fit-outs, multi-storey buildings; typical project budgets \$100K–\$1M+.
- Tender pricing for state and private procurement, including a 12-storey residential tower bid (~\$1M) and specialized inspection tenders; multiple wins.
- Quantity takeoff from PDF/CAD drawings: finishes, concrete, masonry, MEP scopes; bilingual BOQ formats for international clients.
- Built in-house takeoff automation: vector PDF quantity extraction to DXF/Excel, a client project portal that tracks estimates and construction progress (in production), tender monitoring pipeline.

Deputy Project Manager, QC — LLC "AMN" 2018 — 2022

High-rise residential construction — Moscow

- Led quality-control team for finishing scopes on multi-building residential projects: rough and final finishes, furnished turnkey apartments, masonry, ventilated and wet facades, hardscape.
- Reviewed design and working documentation for completeness and conflicts; verified contractors' completed-work statements against actual quantities before payment.
- Developed and approved method statements for all finishing processes; issued and tracked punch lists with photo documentation across all trades.

Site Engineer — LLC "SSK" 2016 — 2018

High-rise residential construction — Moscow

- Technical supervision from excavation to commissioning: structural concrete, waterproofing, facades, finishes, metal structures.
- Prepared, verified and adjusted local cost estimates; maintained estimate register; performed technical acceptance of completed work stages.

Site Engineer — Atomik; DialogFormStroy LLC 2012 — 2015

- Technical supervision of general construction works, executive documentation, subcontractor quality control and stage acceptance.

SELECTED PROJECTS & TOOLS (BUILT AND RUN MYSELF)

Estimating portfolio — 69 priced estimates & BOQs

valerian-gadua.pages.dev

- Real projects from apartment fit-outs and houses to retail, hospitality, industrial, a 14-story concrete frame tender and a metro tunnel survey, \$11.75M in total; every line online and in Excel. Client data removed.

Construction Georgia website

constructiongeorgia.ge/en

- Company site in 3 languages: 75+ project portfolio, published price lists, and an **estimate audit** service — line-by-line review of third-party estimates against drawings and market rates.
- Interactive "Construction Layers" tool: 3D cross-sections of walls, floors and ceilings with every material layer and thickness (constructiongeorgia.ge/en/construction-layers).

Project Portal & Estimate Tracker — production web app

private, client links

- One link per project lets the client follow the whole job: work stages, photo log from site, payments and balance, procurement, and every estimate with on-screen signature. Tracks estimate opens and approvals; the team runs it from a Telegram bot, with automatic RU/EN/Georgian translation. In production since 2026.

Vector PDF Takeoff Toolchain

live demo in portfolio

- Extracts quantities from the vector geometry of PDF drawings; splits finish layouts by fill color and outputs Excel by CSI division and DXF. On a 44-sheet US CD set it split the VCT flooring into four tile colors automatically, with every total checked against the architect's finish schedule.

Materials e-shop + tender monitoring

shop.constructiongeorgia.ge

- Building-materials catalog built from supplier PDFs with a Telegram ordering bot; separate daily pipeline that scans public tender portals and filters bids by trade profile.

SKILLS & TOOLS

Estimating

Quantity takeoff, BOQ, tender pricing, estimate audit, change orders and progress billing, materials pricing, CSI MasterFormat, imperial & metric units

Takeoff software

Bluebeam Revu, own vector-takeoff toolchain (PDF → DXF/Excel), AutoCAD-compatible outputs

Automation

Client portal tracking each job from estimate to last payment, Telegram bots, Python and Excel automation, PDF data extraction

Construction control

Site supervision and QC, stage acceptance, completed-work checks before payment; finishes, concrete & masonry, facades, waterproofing, hardscape (10 years on site)

Languages

English (written, working proficiency), Russian (native), Georgian (basic)

EDUCATION

Civil Engineer — Industrial and Civil Engineering

2011

Military Technical University