VACANCY FOR:

# MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS (MEP) ENGINEER

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| POSITION: | Mechanical, Electrical and Plumbing Systems (MEP) Engineer |
| DIRECT REPORT TO: | Head, Climate Infrastructure / CEO |
| ENGAGEMENT PERIOD: | 12 months (Renewable) |

## MARKET CONTEXT

Nigeria currently has an estimated population of 220 million and the United Nations estimates that by 2050, Nigeria would have reached a 400 million populace and added 189 million urban dwellers which translate into an annual housing requirement over the coming decades of at least 900,000 units to keep up with growing housing demand and urban migration. Based on current forecast construction, Nigeria's overall accumulated housing deficit is about 28 million units, as of 2024. The estimated annual cost to bridge the housing gap is about $6.25 billion (NGN10 trillion). Appropriately structured financing mechanisms are therefore required to make home financing more affordable and accessible to homebuyers, at a greater scale, providing access to housing but also solving the challenge of offtake for property developers.

Despite the housing deficit which creates a significant opportunity for developer financing in Nigeria, the market is constrained by offtake risk inherent in housing infrastructure projects occasioned by an absence of

an effective mortgage solution that provides prospective homebuyers access to affordable home loan products. This situation has continued to weaken developers' ability to access sustainable funding and scale their construction activities.

## PROBLEM STATEMENT

As part of its strategic development initiatives, InfraCredit, with the support of development partners, established the Green Resilient Housing Enhancement Facility (GRHEF or "the Facility"), a project preparation facility designed to address persistent challenges that limit access to long-term domestic institutional capital for housing delivery in Nigeria. Despite a growing pipeline of climate-resilient housing projects, many developments continue to face delays in reaching financial close due to critical gaps in project preparation—particularly in technical, environmental, financial, and legal readiness. These challenges often extend transaction timelines, increase development costs, and undermine overall project bankability.

To bridge these gaps, GRHEF provides early-stage project preparation support and technical assistance to housing developers. Through its Project Development Facility (PDF), GRHEF supports project sponsors in conducting feasibility studies, integrating climate-resilient design, and improving project documentation and investment readiness in line with InfraCredit's eligibility criteria. In assessing housing developers and their respective projects, InfraCredit conducts comprehensive Technical and Commercial Due Diligence (TCDD), alongside financial, legal, and environmental and social (E&S) assessments. The TCDD process involves engaging an external consulting firm comprising qualified housing professionals across architecture, quantity surveying, structural and civil engineering, environmental and geotechnical assessment, and mechanical and electrical systems. These experts evaluate, validate, and provide recommendations on the technical soundness and compliance of proposed projects with international green building standards (such as IFC's EDGE) and relevant local building laws and codes.

The consulting team's work typically spans various construction stages and disciplines, including (but not limited to) environmental and geotechnical assessments, land and topographical surveys, civil and structural engineering, mechanical and electrical systems, architecture, urban design, quantity surveying, construction management, real estate, and property and facility management. The independent assessments and recommendations produced by the due diligence consultant are submitted to InfraCredit for review and alignment with its housing programme criteria.

To ensure seamless project execution and effective implementation of the TCDD process, InfraCredit seeks to engage the services of an in-house MEP Engineer to provide technical expertise in the design, assessment, and implementation of mechanical, electrical, and plumbing systems for housing developments under GRHEF, before interactions with TCDD consultants to ensure housing projects meet InfraCredit's standards and increase the number of transactions reaching financial close. The MEP Engineer will play a critical role in ensuring that building services systems are efficient, cost-effective, climate-resilient, and aligned with sustainability standards, while also supporting overall project bankability and investment readiness. The MEP Engineer will work closely with the transaction team, including Transactors, Transaction Legal, and Transaction E&S, to manage the technical and sustainability components of housing deals from origination through project readiness, consultant engagement, TCDD reviews (desktop and site), credit approval and ongoing project monitoring after financial close.

## SCOPE OF WORK

The MEP Engineer's responsibilities shall include, but not be limited to, the following:

A. Project Preparation and Systems Design Appraisal

- Review and assess developers' MEP designs, drawings, and specifications for functionality, efficiency, compliance, and alignment with project objectives.
- Evaluate system design adequacy including power supply, energy distribution, water supply, wastewater systems, HVAC (where applicable), and fire protection systems.

- Ensure that MEP designs optimize energy efficiency, water conservation, and operational performance while maintaining cost-effectiveness and affordability.
- Integrate climate-resilient and sustainable building services solutions (e.g., renewable energy integration, efficient lighting systems, water-saving technologies).
- Identify gaps in MEP design and provide recommendations to improve system performance, reliability, and maintainability prior to appraisal or financial close.
- Collaborate with architects, structural engineers, and other consultants to ensure coordinated and buildable system designs.

B. Technical and Commercial Due Diligence (TCDD) Coordination

- Participate in the TCDD process by reviewing MEP components of project submissions.
- Assess compliance with local building codes, engineering standards, and international best practices, including green building standards (e.g., IFC EDGE).
- Review and validate MEP drawings, load calculations, system layouts, and technical specifications for completeness and accuracy.
- Provide technical input to TCDD consultants to ensure consistency and quality in system design assessments.
- Participate in site visits to verify existing conditions and assess feasibility of proposed MEP systems.

C. Transaction Support and Financial Close

- Provide MEP inputs to technical appraisals, investment memoranda, and transaction documentation.
- Review and validate MEP-related cost estimates, equipment specifications, and system design assumptions.
- Identify and assess technical risks related to utilities, infrastructure, and system performance that may impact project bankability.
- Support the transaction team in resolving MEP-related issues identified during due diligence.
- Present key MEP findings and recommendations during internal investment review processes.

D. Project Implementation and Monitoring

- Review MEP system installation progress, design changes, and variation requests during construction.
- Conduct periodic site inspections to ensure compliance with approved designs, specifications, and quality standards.
- Monitor system performance, installation quality, and adherence to sustainability features.
- Identify and report deviations or risks related to MEP systems and recommend corrective actions.
- Contribute to commissioning reviews and post-construction assessments of building services systems.

E. Capacity Building and Knowledge Support

- Support the development of MEP design standards, system guidelines, and sustainability frameworks for affordable housing projects.
- Participate in knowledge-sharing sessions and internal training focused on building services engineering, energy efficiency, and water management.
- Provide technical guidance to developers to improve the quality and efficiency of MEP system designs and documentation.
- Contribute to the development of standardized templates and tools for MEP design review and assessment.
- Document lessons learned and technical insights to strengthen InfraCredit's MEP review and monitoring processes.
- Support the development of e-learning modules focused on MEP systems for green and climate-resilient housing.

## DELIVERABLES

The MEP Engineer will be responsible for providing the following key deliverables:

1. MEP Design Review and Appraisal Reports

- Detailed technical assessments of MEP systems, designs, and documentation.
- Recommendations for improving system efficiency, reliability, and compliance.

2. Validated MEP Documentation

- Verified system designs, drawings, and specifications incorporating sustainability and resilience features.
- Coordination reports ensuring alignment across architectural, structural. and cost elements

3. Technical and Commercial Due Diligence (TCDD) Contributions

- MEP sections within TCDD reports covering system adequacy, efficiency, and compliance.
- Inputs into technical queries and clarifications raised during the due diligence process.

4. Transaction Support Documents

- MEP components of technical appraisal reports and investment memoranda.
- Verified cost summaries and system specifications supporting financial close.

5. Project Monitoring and Site Review Reports

- Site inspection reports documenting installation quality, compliance, and progress.
- Reports on system deviations and recommended corrective actions.

6. MEP and Sustainability Tools

- Contributions to internal MEP guidelines, templates, and climate aligned system standards.
- Documentation of lessons learned and recommendations to enhance technical review and monitoring processes.

## EXPECTED OUTCOMES/ RESULTS

The work stream is expected to deliver the following outcomes:

1. Enhanced efficiency, reliability, and sustainability of building services systems in housing projects under InfraCredit's Green Affordable Housing Funding Programme.
2. Increased number of housing projects meeting InfraCredit's technical due diligence and sustainability standards, achieving faster financial close.

3. Strengthened integration of climate-resilient and green building principles in housing project design and implementation.
4. Improved coordination between MEP systems and other technical disciplines, ensuring constructability and cost efficiency.
5. Greater internal capacity within InfraCredit to review and assess MEP systems and sustainability features in housing projects.
6. Development of standardized MEP tools and framework to improve consistency across projects.

## QUALIFICATIONS AND EDUCATION REQUIREMENTS

Candidates for the role should meet the following requirements:

- Bachelor's and/ or Master's degree in Mechanical, Electrical, or Building Services Engineering.
- Professional certification and membership with a recognized body (e.g., NSE, COREN) (mandatory).
- Minimum of 5 years' experience in MEP design, engineering, or construction supervision within the housing or real estate sector.
- Demonstrated experience in reviewing and appraising MEP systems for residential or mixed-use developments.
- Experience participating in Technical and Commercial Due Diligence (TCDD) processes.
- Strong knowledge of green building standards and sustainable design practices (e.g., IFC EDGE, LEED, or equivalent).
- Familiarity with local building codes, engineering standards, and approval processes.
- Proficiency in engineering design and analysis software (e.g., AutoCAD, Revit MEP).
- Strong analytical, reporting, and stakeholder engagement skills.

## KEY PERFORMANCE INDICATORS

The performance of the MEP Engineer will be measured against the following key indicators to ensure alignment with InfraCredit's objectives under the Green Resilient Housing Enhancement Facility:

1. Timeliness and Quality of Deliverables

- Completion of MEP reviews and reports within agreed timelines.
- Quality and completeness of MEP systems assessments aligned with InfraCredit's technical standards.

2. Technical and Commercial Due Diligence (TCDD) Support

- Active participation in TCDD reviews, site visits, and consultant coordination.
- Accuracy and relevance of MEP inputs in due diligence and investment documentation.

3. Project Readiness and Financial Close Support

- Contribution to improved project quality and readiness leading to faster financial close.
- Effective validation of system costs and performance assumption

4. Sustainability and Design Innovation

- Integration of energy-efficient and water savings in project designs.
- Contribution to developing InfraCredit's sustainable MEP frameworks.

5. Project Monitoring and Compliance

- Regular site inspections and timely reporting on MEP systems.
- Identification and resolution of system-related risks or deviations during project implementation.

6. Capacity Building and Knowledge Sharing

- Participation in internal training and development sessions on MEP system innovation and sustainability.
- Documentation of lessons learned and recommendations to strengthen InfraCredit's MEP review framework.

- Development of e-learning modules focused on MEP system considerations for green affordable housing projects.
- Digitisation of workflows, including end-to-end digital reviews, standardised templates, and efficient document management with reduced turnaround times.

## COMPENSATION

Negotiable and Competitive

InfraCredit

Securing Infrastructure Finance

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