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**MEASURES TO OVERCOME PROJECT COMPLEXITY
OCCURRED OVER SERIES OF PROJECT REVISIONS AND
OVERLAPPED VARIATIONS TRANSPIRED OUT OF
CONTRACTUAL SCOPE: A CASE STUDY APPROACH**

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Abstract: Scope Management, with a construction contract is an instrument binding the construction project owner and the contractor at a legal mandate to build the project alongside with a designated monitoring deliberation. Thus, if not maintaining agreed constraints, project parameters then emerged to transpire a complex project. In this study a case study, project complexity occurred over series of revisions/overlapped variations on out contractual scope was analyzed for furthermore variables of complexity, later to find measures to overcome the project complexity. A literature survey was done to identify the factors of project complexity, later using interview method, those identified variables of complexity occurred over series of revisions were tested/validated to compare results. Besides, with the content analysis, fifteen (15) new variables of complexity were identified. As suggestions of recovering complexness of project with three (03) Experts interviewees found at over case. Further, the Project Architect and other consultants were suggested to prepare the final contract sum to agree (adding price escalation clauses to the contract) at the deeply discussed final design fixed. This value was suggested to be final, not again to change with further variations. This value to be signed, with a backdated signature, as final de-sign of the project. A revised contract amount shall be established and recommended to convert the project into a Lump sum contract. The comprehensive involvement of the project manager at maintains schedule, clear communication between parties, scope management, and minimizing delays in the approval process also suggested as remedial measures.

Keywords: Complex Projects, Scope, Contract sum, Cost, Variations, Contract.