Construction Project Management Plan

1. Project Overview

- **Project Title:** Greenfield Residential Apartments
- **Location:** Nairobi, Kenya
- **Client:** Greenfield Real Estate Ltd.
- **Project Duration:** 12 months (January 2025 – December 2025)
- **Project Budget:** KSh 120 million

2. Project Objectives

- Construct a 5-story residential apartment with 20 units
- Ensure completion within 12 months and within budget
- Comply with local building codes and safety standards

3. Project Scope

- Site clearance and preparation
- Foundation and structural works
- Plumbing, electrical, and HVAC installation
- Interior finishes and external works
- Landscaping and parking area

4. Project Team

- **Project Manager:** Jane Mwangi
- **Architect:** Studio 78 Architects
- **Structural Engineer:** Eng. David Otieno
- **Main Contractor:** BuildRight Construction Ltd.
- **Quantity Surveyor:** QS Peter Njoroge

5. Project Timeline (Milestones)

Phase	Start	End	Description
Mobilization	Jan 2025	Jan 2025	Site setup, approvals
Excavation & Foundation	Feb 2025	Mar 2025	Groundworks and foundation
Structural Works	Apr 2025	Jul 2025	Framing and floors
MEP Installations	Aug 2025	Sep 2025	Electrical, plumbing, HVAC

Phase	Start	End	Description
Finishes	Oct 2025	Nov 2025	Flooring, painting, windows
Final Inspections & Handover	Dec 2025	Dec 2025	Testing, handover to client

6. Budget Summary

- Construction Costs: KSh 100 million
- Professional Fees: KSh 10 million
- Contingency: KSh 10 million

7. Risk Management

- **Risk:** Delay due to weather
  Mitigation: Build buffer into schedule
- **Risk:** Cost escalation
  Mitigation: Fixed-price contracts with key suppliers
- **Risk:** Labor shortages
  Mitigation: Multiple subcontractors on call

8. Quality and Safety

- Weekly safety meetings
- Daily site inspections
- Compliance with OSHA (Kenya) regulations
- Quality control checks at each phase

9. Communication Plan

- Weekly progress reports to client
- Monthly site meetings with all consultants
- Daily toolbox talks with labor force