

# **PROJECT PROGRESS REPORT**

**AUGUST 2023**

**Progress report no:** 34

**Reporting date:** 26<sup>th</sup> August, 2023

**Project period:** 52 weeks

**Project start date:** 12<sup>th</sup> December, 2022

**Project completion date:** 11<sup>th</sup> December, 2023

**Time elapsed:** 37 weeks

**Estimated project progress:** 65%

**Client:** Diocese of Nyeri Trustees

**Contractor:** Endeavours Construction Company Limited

**Consultants:** Skan Consult

## **INTRODUCTION**

The Proposed Nyaatha Plaza Development involves the construction of a commercial/residential 7-storey structure on behalf of the Diocese of Nyeri Trustees on plot no. Nyeri Municipality Block II/33 Nyeri County. A ground breaking ceremony was held on 12<sup>th</sup> December, 2022 by the client and the first consultative site meeting held thereafter with representatives from the client, consultant and contractor. The contractor commenced works on the same date.

The second consultative site meeting was held on 27<sup>th</sup> January, 2023.

The third consultative site meeting was held on 9<sup>th</sup> March, 2023 with the prospective anchor tenants present.

Site construction activities were suspended on 9<sup>th</sup> May, 2023 in adherence to the letter sent to the contractor Ref No. NCA/391A/VOL. II/002 by the National Construction Authority (NCA). A consultative meeting was held later on 12<sup>th</sup> May, 2023 with the Kenya Bureau of Standards (KEBS) to address the issues. Site activities resumed on 5<sup>th</sup> June, 2023.

The fourth consultative site meeting was held on 4<sup>th</sup> July, 2023.

Below is a summary of the works carried out over the past thirty-four weeks.

### **A. FRAME STRUCTURE COMPLETED**

### **B. BUILDER'S WORKS**

#### **i. Basement**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	100	Completed
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Floor finishes	0	Yet to start
Plastering	100	Completed
Skimming	75	Ongoing
Painting	0	Yet to start
Electrical works (piping)	50	Ongoing

Mechanical works (piping)	50	Ongoing
Lift shaft installation	0	Yet to start

**ii. Ground Floor**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	10	Ongoing
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	0	Yet to start
Skimming	0	Yet to start
Painting	0	Yet to start
Electrical works (piping)	50	Ongoing
Mechanical works (piping)	50	Ongoing

**iii. First Floor**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	95	Ongoing
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	0	Yet to start
Skimming	0	Yet to start
Painting	0	Yet to start
Electrical works (piping)	50	Ongoing
Mechanical works (piping)	50	Ongoing

#### iv. Second Floor

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	100	Completed
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	100	Completed
Skimming	80	Ongoing
Painting	0	Yet to start
Electrical works (piping)	100	Completed
Mechanical works (piping)	100	Completed

#### v. Third Floor

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	100	Completed
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	100	Completed
Skimming	80	Ongoing
Painting	0	Yet to start
Electrical works (piping)	100	Completed
Mechanical works (piping)	100	Completed

**vi. Fourth Floor**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	100	Completed
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	90	Ongoing
Skimming	60	Ongoing
Painting	0	Yet to start
Electrical works (piping)	100	Completed
Mechanical works (piping)	100	Completed

**vii. Fifth Floor**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	100	Completed
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	30	Ongoing
Skimming	0	Yet to start
Painting	0	Yet to start
Electrical works (piping)	100	Completed
Mechanical works (piping)	100	Completed

**viii. Sixth Floor**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	80	Ongoing
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	0	Yet to start
Skimming	0	Yet to start
Painting	0	Yet to start
Electrical works (piping)	75	Ongoing
Mechanical works (piping)	60	Ongoing

**ix. Seventh Floor (Penthouse Level)**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	30	Ongoing
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	0	Yet to start
Skimming	0	Yet to start
Painting	0	Yet to start
Electrical works (piping)	50	Ongoing
Mechanical works (piping)	50	Ongoing

**x. Eighth Floor (Roof/Caretaker Level)**

<b>Tasks</b>	<b>% Completed</b>	<b>Comments</b>
Walling	100	Completed
Doors	0	Yet to start
Signage	0	Yet to start
Windows	0	Yet to start
Carpentry and Joinery	0	Yet to start
Floor finishes	0	Yet to start
Plastering	0	Yet to start
Skimming	0	Yet to start
Painting	0	Yet to start
Electrical works (piping)	50	Ongoing
Mechanical works (piping)	50	Ongoing
Roof slab waterproofing	100	Completed

**C. Equipment on Site**

<b>Type</b>	<b>Week 30</b>	<b>Week 31</b>	<b>Week 32</b>	<b>Week 33</b>	<b>Week 34</b>
Dumpy level	1 No.				
Electronic theodolite	1 No.				
Laser level	2 No.				
Concrete mixer	1 No.				
Concrete vibrator	2 No.				
Grinder	1 No.				
Welding machine	1 No.				
Rebar cutter	1 No.				
Concrete drill	1 No.				
Circular saw	1 No.				
Bar bending machine	1 No.				
Generator	1 No.				
Angle grinder	1 No.				

Schmidt hammer	1 No.				
Hoist	2 No.				
Laser plummet	1 No.				
Pipe pressure tester	1 No.				

#### **D. Drawings/ Details/ Documents Issued**

<b>S/No.</b>	<b>Type</b>	<b>Qty</b>	<b>Issued by</b>	<b>Received by</b>	<b>Issue date</b>
1.	Architectural drawings	1	Architect	Contractor	12/12/2022
2.	Structural drawings	1	Structural engineer	Contractor	12/12/2022
3.	Blank BoQ	1	Clerk of works	Contractor	15/12/2022
4.	Consultants' instructions	1	Consultants	Contractor	12/12/2022
5.	Consultants' instructions	1	Consultants	Contractor	19/12/2022
6.	Consultants' instructions	1	Consultants	Contractor	17/01/2023
7.	Consultants' instructions	1	Consultants	Contractor	27/01/2023
8.	Consultants' instructions	1	Structural Engineer & Architect	Contractor	21/02/2023
9.	Consultants' instructions	1	Mechanical Engineer	Contractor	24/02/2023
10.	Consultants' instructions	1	Structural Engineer & Architect	Contractor	09/03/2023
11.	Revised structural drawings for the first floor	1	Structural Engineer	Contractor	09/03/2023
12.	Revised architectural drawings for the first floor	1	Architect	Contractor	14/03/2023
13.	Revised mechanical drawings for the first floor	1	Mechanical Engineer	Contractor	14/03/2023
14.	Revised electrical drawings for the first floor	1	Electrical Engineer	Contractor	16/03/2023

	floor				
15.	Consultants' instructions	1	Mechanical Engineer	Contractor	16/03/2023
16.	Consultants' instructions	1	Structural Engineer	Contractor	17/03/2023
17.	Consultants' instructions	1	Electrical Engineer	Contractor	17/03/2023
18.	Drawing blueprints for approval	6	Structural Engineer & Architect	Client	29/03/2023
19.	Consultants' instructions	1	Structural Engineer & Architect	Contractor	30/03/2023
20.	Consultants' instructions	1	Mechanical Engineer	Contractor	31/03/2023
21.	Consultants' instructions	1	Electrical Engineer	Contractor	01/04/2023
22.	Consultants' instructions	1	Mechanical Engineer	Contractor	13/04/2023
23.	Consultants' instructions	1	Structural Engineer & Architect	Contractor	13/04/2023
24.	Consultants' instructions	1	Electrical Engineer	Contractor	14/04/2023
25.	Revised architectural drawings for the 4 <sup>th</sup> to 6 <sup>th</sup> floors	1	Architect	Contractor	21/04/2023
26.	Consultants' instructions	1	Mechanical Engineer	Contractor	28/04/2023
27.	Consultants' instructions	1	Structural Engineer	Contractor	28/04/2023
28.	Consultants' instructions	1	Electrical Engineer	Contractor	28/04/2023
29.	Power application load details	1	Electrical Engineer	Contractor	03/05/2023
30.	Site suspension letter	1	National Construction Authority (NCA)	Contractor	09/05/2023
31.	Material approval letter	1	Kenya Bureau of Standards (KEBS)	Client	24/05/2023
32.	NCA compliance certificate	1	National Construction Authority (NCA)	Architect	31/05/2023
33.	Lifting of site suspension letter	1	National Construction Authority (NCA)	Clerk of Works	05/06/2023

34.	Consultants' instructions	1	Structural Engineer & Architect	Contractor	09/06/2023
35.	Consultants' instructions	1	Electrical Engineer	Contractor	09/06/2023
36.	Consultants' instructions	1	Mechanical Engineer	Contractor	12/06/2023
37.	Artistic impressions	1	Architect	Contractor	21/06/2023
38.	Consultants' instructions	1	Structural Engineer	Contractor	26/06/2023
39.	Consultants' instructions	1	Electrical Engineer	Contractor	26/06/2023
40.	Consultants' instructions	1	Mechanical Engineer	Contractor	26/06/2023
41.	Site meeting notice	1	Lead Architect	All stakeholders	28/06/2023
42.	Revised structural drawings for the 7 <sup>th</sup> floor	1	Structural Engineer	Contractor	29.06/2023
43.	KPLC meters schedule	1	Electrical Engineer	Contractor	30/06/2023
44.	Revised penthouse mechanical drawings	2	Mechanical Engineer	Contractor	04/07/2023
45.	Revised penthouse electrical drawings	2	Electrical Engineer	Contractor	05/07/2023
46.	Request for extension of Works	1	Contractor	Client	06/07/2023
47.	General report for all meetings and inspections	1	Consultants	All stakeholders	06/07/2023
48.	Consultants' instructions	1	Mechanical Engineer	Contractor	10/07/2023
49.	Consultants' instructions	1	Structural Engineer	Contractor	11/07/2023
50.	Consultants' instructions	1	Electrical Engineer	Contractor	11/07/2023
51.	Consultants' instructions	1	Architect	Contractor	11/07/2023
52.	WDR section	1	Architect	Contractor	11/07/2023
53.	Roof mechanical drawings	1	Mechanical Engineer	Contractor	22/07/2023
54.	Consultants' instructions	1	Structural Engineer	Contractor	24/07/2023
55.	Consultants' instructions	1	Architect	Contractor	24/07/2023

56.	Consultants' instructions	1	Mechanical Engineer	Contractor	24/07/2023
57.	Consultants' instructions	1	Electrical Engineer	Contractor	25/07/2023
58.	Consultants' instructions	1	Architect	Contractor	11/08/2023
59.	Consultants' instructions	1	Electrical Engineer	Contractor	18/08/2023
60.	Consultants' instructions	1	Architect	Contractor	25/08/2023

### E. Labour Records

	Sat	Sun	Mon	Tue	Wed	Thu	Fri
Managerial	5	2	5	5	5	5	5
Skilled	29	5	29	29	29	29	29
Unskilled	21	-	21	21	21	21	21
Interns	-	-	1	1	1	1	1
Visitors	-	-	-	-	-	-	-
<b>TOTAL</b>	55	7	56	56	56	56	56
<b>Hours Lost</b>	-	-	-	-	-	-	-

### F. Weather Report

Day	Morning	Evening
Saturday	Sunny	Sunny
Sunday	Sunny	Sunny
Monday	Sunny	Sunny
Tuesday	Sunny	Sunny
Wednesday	Sunny	Sunny
Thursday	Sunny	Sunny
Friday	Sunny	Sunny

### VARIATIONS

- Changes to the third-floor use from residential to commercial space.
- Changes to the fourth-floor, fifth-floor, sixth floor and penthouse residential floor layouts.

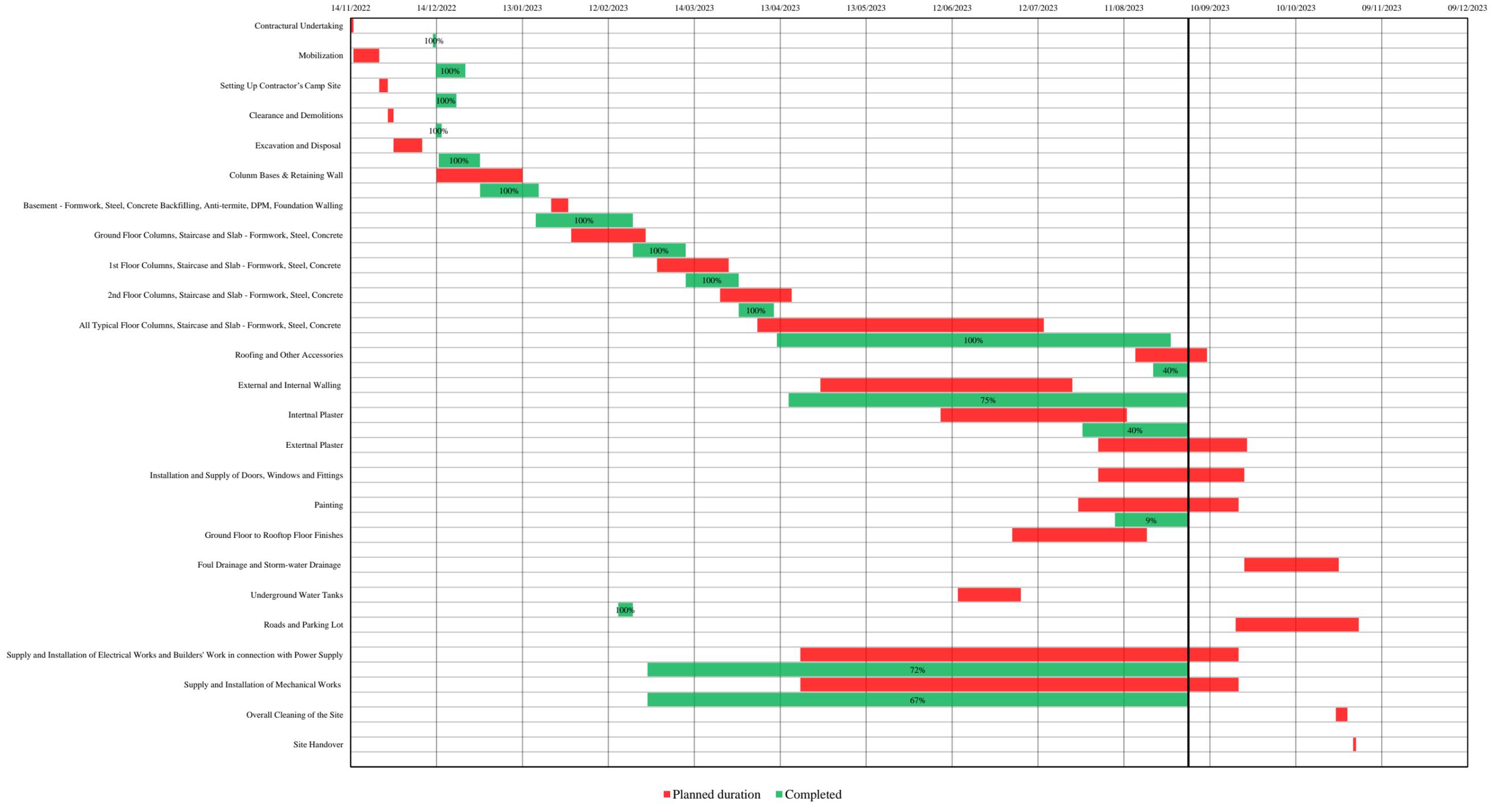
### **CHALLENGES EXPERIENCED, ACTION TAKEN AND PROPOSED MITIGATION.**

- Suspension of works by NCA for 32 days.

### **EXPECTED ACTIONS**

- Site meeting in one week's time. (all stakeholders)
- Contract registration with the Lands' office. (client – Fr Mutahi)
- Procurement of building materials. (contractor)
- Internal plastering on the fifth-floor. (contractor)
- Construction of the seventh-floor masonry walls. (contractor)
- Electrical works for the sixth-floor access points. (contractor)
- Mechanical works for the sixth-floor plumbing and drainage. (contractor)
- Skimming on the fifth-floor. (contractor)
- Provision of remaining material samples for approval. (contractor)

# PROJECT PROGRESS



## PROGRESS PHOTOS



*Figure 1: Inclined caretaker level roof slab completed steelworks, mechanical works and electrical works*



*Figure 2: Ongoing electrical works on the fifth-floor*



*Figure 3: Casting of the inclined caretaker level roof slab*



*Figure 4: Plastering works on the fourth-floor*



*Figure 5: General overview of the site on 25/06/2023*



*Figure 6: Completed roof slab with waterproof applied*



*Figure 7: Parapet walls on the eighth level with concrete coping*

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