

Construction KENYA SHOWCASE



JANUARY-MARCH 2023



ALBA GARDEN, KILIMANI Luxury Apartments in Nairobi

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- K. PIPES: HOW A YOUNG PLUMBER BUILT A HUGE ENTERPRISE
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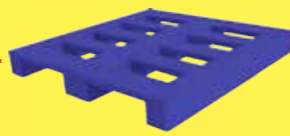
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Plus all the regulars

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EA PORTLAND CEMENT EYES REGIONAL MARKET AFTER REVAMP



At the launch of EAPC's Green Triangle cement

THE EAST African Portland Cement (EAPC) is planning to expand within the East African Community member countries following its Sh500 million plant upgrade and introduction of a new cheaper Green Triangle cement brand.

The Athi River-based cement processor has begun the year on a high, producing its own clinker, the main material used to grind cement, following a replacement on part of its kiln shell that had been dilapidated for years causing cuts on production.

In 2021 EAPC rolled out an ambitious five-year business modernisation and expansion cycle in a bid to turn the giant cement plant into profitability.

The firm's CEO Oliver Kirubai told a local newspaper that the ambitious five-year strategic plan aimed to revive and turn around the plant's fortunes had recorded an upward trajectory.

"Our ambitious new business strategy is anchored on major investments in our factory to give us a platform to produce and outgrow cement demand in East Africa. Despite the high costs of energy and an old clinker line, we have already seen steady results in the last six months from the ongoing business reorganization," Mr Kirubai said.

DAVIS & SHIRTLIFF CALLS FOR SMART MONITORING OF GROUNDWATER

LEADING water and energy solutions provider Davis & Shirliff has called for strengthening of infrastructure and increased investment in groundwater monitoring to meet rising demand for clean and sustainable access to water.

The company, which supplies water and energy related equipment in the East and Southern Africa region, said Kenya and other countries across Africa are experiencing a rise in ground water abstraction due to rising population pressure on receding levels of freshwater resources on impact of climate change.

Technical Director Engineer Philip Holi said African countries need cutting edge groundwater monitoring infrastructure to efficiently manage and protect these critical water resources.

"Improving groundwater monitoring in Africa will require a combination of regulatory frameworks, investment in infrastructure and capacity building, and partnerships with key stakeholders," said Eng. Holi.

Countries like Kenya will for instance need to set standards for the quality and quantity of groundwater and put up frameworks allowing for regular testing and reporting of groundwater conditions, he added.

Already, Davis & Shirliff has established a water quality monitoring laboratory that provides affordable water analysis services that can assist in ground water monitoring. In addition, the iDayliff IOT service developed by the company enables individuals and institutions to collect and analyze water quality data from multiple sites.

Davis & Shirliff
Technical Manager Eng.
Philip Holi



2022 SAW DECLINE OF CONSTRUCTION SECTOR – AAK



AAK officials and invited guests at the launch of the Status of the Built Environment report covering January-December 2022.

THE CONSTRUCTION sector in Kenya suffered a decline in 2022 according to a report released by the Architectural Association of Kenya (AAK), attributable to election jitters and the war in Ukraine among other factors.

The Status of the Built Environment January-December 2022 notes that the sector shrank noticeably throughout the year as evidenced by figures from the Kenya National Bureau of Statistics (KNBS). The KNBS Q3 Gross Domestic Product (GDP) report shows the sector was at 6.4% in Q1, 5.8% in Q2 and 4.3% in Q3. The same is seen in cement consumption and import of construction material. The same trend was also seen in the real estate sector with Q1 at 6.1%, Q2 at 5.5% and Q3 at 5.1%.

But AAK notes that despite the contraction, significant projects were accomplished. It cites the Nairobi Expressway, the Makupa Bridge and the Nairobi Eastern Bypass among others.

NCA AWARDS: BIG WIN FOR MAHESH & TIRTH CONSTRUCTION LTD



Left: Mahesh & Tirth team celebrates their win. Right: List of winners 2023.

NAIROBI contractor Mahesh & Tirth Construction Ltd was recently declared winner in two categories at the Construction Excellence Awards (CEA) 2023.

The contractor took the Overall Contractor of the Year Award 2023 and the Best Contractor for Building Works Under NCA Category 1-4 during the ceremony organised by the National Construction Authority (NCA).



The CEA is a platform designed to recognize achievements, developments and innovation within Kenya's construction industry. The awards highlight the positive aspects of the industry, celebrating quality assurance, commitment to excellence and innovation.

Mwembe & Mwembe Ltd emerged the Best Contractor of the Year Award (Women category).

NAKURU'S BONDENI AFFORDABLE HOMES WILL BE READY BY DECEMBER - DEVELOPER



Part of the 605-unit project. (Image: Kenya News Agency)

KENYANS who purchased homes in Nakuru's Bondeni affordable housing project will be able to move in by December 2023.

The majority of the units have been completed, according to Mohammed Hassanali, a director of Kings Developers, who have been contracted to complete the Sh2 billion project.

"In collaboration with the State Department of Housing, we began the project in June 2021. The interior and exterior of the units are currently being renovated. They'll be completed by December" he stated. "70% of the units have already been reserved. We have made arrangements for the buyers to pay for the units in installments that are convenient for them."

On a recent visit to the site, President William Ruto said the government intends to build an additional 50,000 housing units in Nakuru county on land provided by the county government.

"This project is almost finished, and the 2,000 jobs created here are at stake. We will soon begin construction of more houses here to ensure that these workers do not lose their jobs," said the president.

The county owns more than 30 acres of the project, according to Nakuru Governor Susan Kihika.



Transport officials on road inspection

BUDGET CUTS FOR INFRASTRUCTURE

ROADS and energy projects have seen steep cuts in President William Ruto's budget reorganisation which slashed Sh106.3 billion from the development budget.

The road transport budget was trimmed by Sh47.29 billion while the budget for power generation, transmission and distribution fell by Sh40.56 billion as Ruto's administration moved to tighten government purses and deal with the huge public debt inherited from the former administration.

Capital spending mainly meant for development projects, has been cut from Sh715.35 billion to Sh609.07 billion as the State scaled down the targeted completion rates for projects such as roads, bridges and hospitals.

The budget for construction of roads and bridges was slashed from Sh103.47 billion to Sh77.94 billion as the State scaled down the number of kilometres for most of the ongoing projects by as much as 75 percent.

The number of kilometres of roads to be rehabilitated has also been scaled down as the budget for this activity was reduced from Sh39.24 billion to Sh17.79 billion.

EPRA IN NEW BID TO MAKE SOLAR WATER HEATERS MANDATORY IN BUILDINGS



OWNERS of all new and existing buildings risk six months in jail or a fine of Sh20,000 should they fail to include designs for installation of solar water heaters if new proposals by the government aimed at increasing the adoption of renewable energies are adopted.

The draft Energy (Solar Water Heating) Regulations 2022 developed by the Energy and Petroleum Regulatory Authority (EPRA) require all premises to have solar water heating systems.

"The main objective of the Regulations is to streamline the manufacture, importation, design, installation and solar water heating systems in Kenya," said EPRA Director-General Daniel Kiptoo in a notice.

The targeted premises include all new and existing domestic dwellings or residential houses and commercial buildings, including hotels, lodges, clubs, restaurants, cafeterias and laundries. Others are hospitals and health centres, and educational

institutions such as universities, colleges, boarding schools and other learning institutions.

"All premises shall have in their design a provision for solar water heating system installation," state the regulations.

"A developer of a housing estate, a promoter of the construction, an owner of the premises or an architect or an engineer engaged in the design or construction of premises shall be responsible for compliance," they add.

This is EPRA's latest attempt to enforce mandatory installation of solar water heating systems in Kenya after a previous attempt failed. The energy regulator had in 2012 gazetted the Energy (Solar Water Heating) Regulations, 2012 whose objective was to promote uptake of solar water heating in industrial, commercial and residential buildings.

However, the Regulations faced challenges in their implementation and were set aside in 2018.

ITARE DAM WILL BE COMPLETED, NAKURU RESIDENTS ASSURED



A section of the stalled project

PRESIDENT William Ruto has said that Itare dam in Kuresoi North will be completed. Speaking in Nakuru, the President told residents not to be anxious, assuring them that they would enjoy water from the dam soon. Among the areas set to benefit from this water project are Molo, Rongai, Kuresoi and Nakuru town.

After her election as Nakuru Governor last year, Susan Kihika promised that the dam would be among the top development projects within the county and would be prioritized in a bid to help locals residing in various sub-counties facing perennial water shortage.

The dam stalled after CMC di Ravenna, an Italian firm, which won the tender in 2014, filed for bankruptcy in 2018 in Italy, after sinking billions of shillings in the construction work.

The project comprised a 57m high dam, 100,000m³/day water treatment works, 1.2m diameter 113-km pipeline, 14.5km Bulk Transfer tunnel, water distribution improvement works, sewerage network and treatment works. The estimated cost was in excess of Kes 38b.



ALBA GARDEN, KILIMANI LUXURY APARTMENTS IN NAIROBI

The Alba Garden is a premium apartment development in Kilimani, Nairobi. Designed by Archtron Systems, the residency exceeds expectations of the modern home owner with tasty design, luxury fittings and every amenity one would hope for.

More than 10 years since City Hall began relaxing stringent zoning regulations for various hitherto low-density, low-rise Nairobi suburbs, Kilimani has seen a number of property owners convert their single dwelling residences to modern high-rise apartments.

Despite fears that this development would cause homeowners and tenants to shun the area, the suburb remains one of the most coveted, with droves of young, educated and upwardly mobile middle-class preferring to settle here. There are several reasons informing the attraction to Kilimani. The area is well-served by a maintained road network and one can easily connect to most other parts of the city. There are numerous quality private schools, hospitals and other health facilities, shopping malls, entertainment centres and practically all other amenities considered by the middle class when choosing where to settle.



CLOCKWISE: Arch. Joel Ng'ang'a (Principal Architect at Archtron Systems); Felistus Imali (Project Architect); Brenda Kiogora (Assistant Sales Manager at Nanchang Investment Company) and Arch. Joel Ng'ang'a with developer, Mr Jack Wu.

One of the new exciting residential developments coming up in Kilimani is The Alba Garden.

Designed by Arch. Joel Ng'ang'a of Archtron Systems, the twin-tower, 18-storey apartment complex that sits on 1.2 acres on Kasuku Lane promises to add a worthwhile option to those looking for classy apartments either to settle or use for investment. The development consists of 288 units spread across studio, 1-bed, 2-bed and 3-bed configuration. Each floor has two wings, with each wing featuring the four room typologies.

With the showhouse ready, it is clear the architect wanted the residents to have a great place to call home no matter the

size of the apartment purchased or rented. He has created spacious rooms with well-thought-out arrangement of typical areas. He has avoided maze-like designs, instead going for open plan where every area is easily accessible. The spaces are generous with the studio arguably being one of the largest anywhere. The staircases are wide and easily navigable, backed by state-of-the-art elevators.

“The client wanted a GTC kind of development (see our cover story Jan-Mar 2022), a luxury development the kind of which we don't have in this area,” says Arch. Ng'ang'a. “We wanted to create a livable, enjoyable space devoid of claustrophobic aura with all the necessary social amenities.”



The showhouses are complete and are attracting immense attention from prospective buyers.





Actual interior in one of the units

The developer of Alba Gardens, Nanchang Investment Company Limited, has been operating in Nairobi since 2011 and focuses on real estate, hotel investment, and other construction-related businesses in partnership with the parent company Nanchang Foreign Engineering Company (K) Limited.

Interestingly, the developer initially intended to have one of the two blocks as office space. “That was the original design”, says Arch. Ng’ang’a”. “But when Covid came and we saw what happened to office space, we changed and decided the entire development would be residential.”

A typical unit features high end finishes and exquisite fittings in all areas including the kitchen and bathroom.

There is adequate natural lighting and solar energy has been harnessed. An infinity swimming pool, fully equipped gym, a children’s play area and a club house are among the features that make the Alba Garden a desirable residential address.

Construction works started in July 2021 and the project is expected to be complete in mid-2024. However, the showhouses are ready and already attracting immense interest according to Alba Garden Assistant Sales Manager Brenda Kiogora. “The studios are almost entirely sold out”, she says.

PROJECT TEAM

Client: Nanchang Investment Company Limited

Architect: Archtron Systems Limited

Quantity Surveyor: Paramount Project Consultants

Structural Engineer: Coperk Consultants Engineering Services

Services Engineer: Kinetic Pride Systems Ltd

Main Contractor: Nanchang Investment Company Limited

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STEADY PROGRESS

BUXTON POINT AFFORDABLE HOUSING

Buxton Point was recently voted best real estate development in Mombasa during a Kenya National Chambers of Commerce and Industry (KNCCI) gala.



As affordable housing projects gain momentum in various parts of the country, Mombasa County has not been left behind. One of the most talked about projects in the region is the Buxton Point project, a massive residential development located right in the heart of the coastal city.

Buxton Point is a joint venture with Mombasa County Government. The administration has provided the land and will also assist in the installation of a sewer system. In addition, it has been helping Buxton Point gain easy access to necessary services for the project's success.

Mombasa County has an estimated annual housing deficit of 21, 000 units. "The motivation behind the Buxton project was therefore to create opportunities for over 2000 residents to own a home", says Buxton's Ahmed Mohamed, adding that for Buxton Point, it was not merely an initiative to build affordable apartments, but to create a lifestyle for the residents.

At Buxton Point, residents will have access to joint community facilities including a community centre, kindergarten, social hall, sports courts, green areas, swimming pool, club house, food courts, public exercise equipment, and walkways.

The Architectural Association of Kenya (AAK) and Institute for Transportation and Development Policy (ITDP) Africa awarded Buxton a Gold Star award for including these community facilities in their construction.

The project connectivity time to town, the disability and elderly-friendly environment, its active amenable frontages, and the project's adherence to CPTED (Crime Prevention Through Environmental Design) are some of the factors considered for the award.

According to Ahmed, the project was also designed to change the face of Mombasa by providing an appealing outlook, as opposed to previous apartments that gave the county poor visibility.

The Buxton Point project is being constructed on a 14-acre piece of land located along Abdel Nasser Road which connects to Mombasa North through the Nyali Bridge and is 10 minutes' drive to the Moi International Airport.

The project consists of Phase 1 and Phase 2. Phase 1 has a total number of 534 units while Phase 2 which is currently being sold will include 1400 apartments. The project will have 600 one- bedroom units, 700 two-bedroom units and 600 three-bedroom units.

Pricing for the various units

Currently the pricing of Phase 2 which is on sale starts from 2.9 million for one bedroom, Sh4.4 million for a two bedroom and Sh5.9 million for three bedroom.

Payment Options

Buxton Point can be acquired by paying cash or instalments. Currently when one pays a 60% deposit, they get a discount from 5% (terms and conditions apply).

On instalment, the buyer would be required to pay a 20% deposit then followed by 10% quarterly for two and a half years.

Clients can visit the show house which is opposite KEMU University in Mombasa or call/WhatsApp on 0112 001 001. They may also visit the project's website to get more information or book a unit <https://buxtonpoint.com/>.

The Architectural Association of Kenya (AAK) and Institute for Transportation and Development Policy (ITDP) Africa awarded Buxton a Gold Star award



VISARO CONSTRUCTION LIMITED'S JOURNEY TO TOP 100 BUSINESSES CLUB

High quality work, consistency and dedication to customers have seen Visaro Construction Limited become a trusted general contractor in Kenya. The company's rapid growth propelled it to Top 3 position in the latest Business Daily/ KPMG Top 100 SMEs survey. JOHN NJIRAINI reports.



The Visaro Construction Ltd team displays the award. "We are a company that believes in quality, something that has been instrumental in our growth," says Nileshkumar Patel, Construction Director.

Building a reputable name in Kenya's construction industry takes years of patience, dedication and quality work. In fact, in an industry characterized by briefcase contractors and where shoddy works continue to be witnessed in some projects often leading to catastrophe, standing out as a reputable company can be challenging.

Yet, this is exactly what Visaro Construction Limited has managed to achieve over the past three decades. Driven by a strong desire to grow steadily through consistent client satisfaction, repeat business and a conservative business philosophy of plain hard work, the company today sits at the pinnacle of few Kenyan construction companies that continue to demonstrate high levels of professionalism. This was evident after Visaro was ranked at position three in the annual Business Daily and KPMG Top 100 SMEs survey in November last year.

"We are a company that believes in quality, something that has been instrumental in our growth," says Nileshkumar Patel, Visaro Construction Director. He adds that the ability to deliver projects effectively, on budget and on schedule, has played a big role in endearing the company to clients, the effect of which has seen Visaro steadily expand exponentially.

Though founded in 1989, Visaro's journey to conquering Kenya's construction industry began in earnest in 2001 when it was registered as a general building construction firm fully owned and operated in Kenya. Back then, the company was



specializing mainly in residential properties and still boasts a strong portfolio of projects across the country cutting across private residential houses, multi-storey buildings, residential estates and apartment blocks.

Specializing in the residential segment was strategic not only as a foundation to build its reputation in the market but also because the building and construction industry was on the runway ready for takeoff. In essence, by blending innovative problem-solving skills, quality construction techniques and high performance standards, the company was able to consistently complete projects on time and on budget. In the process, the company accumulated a strong base of clients, most of whom became its brand ambassadors through referrals.

Thus when both Patel and Visaro Managing Director

Dipesh Hirani joined the company in 2017, it was ready for the next leap in its growth journey. “We joined when the company was very big and the market was hungry for expansion,” explains Hirani. With the construction and building industry witnessing an explosion across all segments and growing at an average of 6.5 per annually, it was the ideal moment for Visaro to explore opportunities in other segments of the market. Although it did not drop its focus on the residential market, the company expanded its scope to include commercial projects, godowns, fit-outs and interior decorations.

For Visaro, the timing was perfect. To start with, Kenya was witnessing an unprecedented increase in skyscrapers and futuristic office blocks, majority of which were targeting multinationals and foreign companies coming to invest in the country. Besides, numerous global organizations and



non-governmental organizations were also opening up offices in Kenya owing to the country’s strategic location as a regional economic hub. The influx of these companies, coupled by growth of homegrown companies, has meant work overflow for Visaro due to the firm’s high regard in the market. Currently the company is implementing six fit-out projects for multinationals and banks.

“Global companies venturing into Kenya have really opened the market for us,” states Hirani. He adds that with the high profile jobs, the onus has been on Visaro to ensure delivery beyond the expectations of the clients. On this, the company which has seen its permanent staff count increase from 10 to 50, has not disappointed. Apart from deploying its vast experience in project execution, the company has also put

sustainability at the heart of operations. This is important considering that the protection of the environment, employee safety, governance among other sustainability issues are today defining the conduct of businesses.

Apart from being keen on matters sustainability, Visaro has also been setting the pace in the industry in innovations and deployment of technology across the whole spectrum of project implementation. In fit-outs and interior décor, for instance, the impacts have been breathtaking and aesthetic designs that are unrivalled. “A big major motivation for us is the aim to ensure that the investments of our clients are worthwhile,” notes Patel.

Though client focus has been instrumental in the growth of Visaro over the past four years despite the disruptions of COVID-19, the ability to work seamlessly with partners

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has been critical. Being a construction company, Visaro is part of a team that must work together to ensure effective delivery. The company strives to ensure cordial working relations with the other partners, ultimately for the benefit of the client. This is evident from the many partners that are always willing to recommend and refer Visaro to clients.

Visaro has also ensured that it adheres to the highest standards of professionalism. Being in an industry flooded with contractors, the issue of undercutting to win projects is rampant, something that often leads to compromise in terms of quality. For Visaro, quoting the right price is essential in terms of delivering quality jobs. This is more important for the company because about 80 percent of materials being used in any project are imported. "Clients want to work with companies that demonstrate a high degree of professionalism and integrity," says Patel.

While Visaro expects to maintain the steady growth trajectory, the company is alive to the fact that the current macroeconomic environment is posing weighty challenges to the building and construction industry. According to the Kenya National Bureau of Statistics third quarter of 2022 economic performance, the construction witnessed a slow down after recording a 4.3 percent growth compared to a growth of 6.7 percent in 2021, something that was mirrored in cement consumption and imports of construction materials.

Apart from economic challenges, which have been exacerbated by the depreciation of the Kenyan currency against major world currencies, the industry is also feeling the pressure of high taxation and at times harassment from government agencies and county government officials particularly when it comes to approval and inspection of projects.

Despite the challenges, Visaro is optimistic of continuous growth owing to the company's ability to adapt. "Market fundamentals are constantly changing and we must adapt," avers Hirani. He adds that Visaro also engages in corporate social responsibilities including fundraising for school and hospital projects and donating food items and clothing to the underprivileged in the society.

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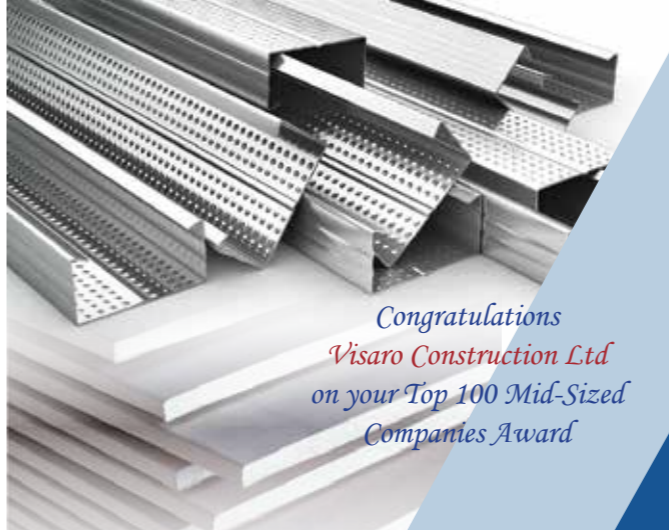


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A PIPE DREAM COME TRUE

HOW A YOUNG PLUMBER BUILT A HUGE ENTERPRISE

You would be mistaken to believe he is one of the regular employees at K. Pipes & Fittings Centre judging by his humility. But 34-year old Ernest Mburu Muinamu, a plumber by profession, is the founder and Chief Executive of K. Pipes & Fittings Centre, a building hardware business with more than 40 branches countrywide. How did he do it?

When Ernest Mburu Muinamu opened a small plumbing shop in Kikuyu town 10 years ago, all he wanted was to provide local builders with a source of plumbing products to plug a gap he had identified in the market. He did not foresee that the business would take off so rapidly and expand in all directions to make K. Pipes and Fittings Centre one of the largest plumbing materials distributors in the country in a few short years.

Fast forward to 2022 and K. Pipes & Fittings Limited boasts over 40 branches across Kenya and employs more than 500. The company, originally known as Kikuyu Pipes (and still fondly known to many by this name) has outlets across Kenya – from Kilifi to Bungoma and Laikipia to Kisii. The company's ubiquitous orange and blue delivery trucks can be seen everywhere dashing to deliver orders from customers all over the country. It is indeed a pipe-dream come true for the 34-year-old former plumber.

Mburu was born at Kahuho, a small village in Kiambu County not far from Kikuyu Town. "Kikuyu was the only town I knew as I grew up", he says, revealing the reason



Mr Mburu in one of the company's offices.



A pick-up truck collects an order



One of the many outlets

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he decided to set up his business there. His father was a plumber and would take his son along on his site visits during school holidays. Thus, Mburu learnt the trade early.

“By the time I completed Class 8 in 2006, I was already a contractor”, he laughs. He proceeded to secondary school and completed in 2010, after which he joined Kabete Polytechnic to refine his plumbing skills.

It was around this time that Mburu observed that there was no reliable supplier of plumbing materials in Kikuyu and one would move from shop to shop without finding the items required. At the same time, Mburu noted that the plumbing service sector had been inundated with artisans who were charging very low fees for their work. He made the decision to quit the service industry and instead open a plumbing shop where he could stock everything that a plumber would possibly need.

“On the first day I opened the shop”, I made sales of Ksh 40,000 which earned me a profit of Ksh



Electrical products in one of the shops



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The business has diversified and now stocks more products including steel

10,000”, he remembers. “On the second day, I sold items worth Ksh 100,000 and earned Ksh 30,000. I realized that plumbing hardware business was more lucrative than service business.”

Mburu soon opened another store in Kikuyu as the first shop was proving too small to cater for the high demand. He went on to open more branches, quickly moving to other towns.

K. Pipes & Fittings is now the go-to supplier of plumbing materials and fittings to homeowners, developers, contractors and other hardware businesses. They are both a retail and wholesale supplier. In recent years, they have expanded their product portfolio to include steel products, among others.

Mburu attributes the businesses’ success to the decision to specialize in plumbing as well as affordable pricing, great customer service and a strong relationship with his suppliers and branch network. His family has also been very supportive. He says those family members working in the business have made sacrifices to ensure customers are served effectively regardless of remuneration.

Why does he think many hardware shops fail to expand beyond a single outlet?

“The Kenyan way of doing business is to open a single business for the family”, says Mburu. “The whole family gets to work there. But for us, we decided to include outsiders and empower them through a franchise programme whereby when we open a branch, we allow the franchise holder to operate independently and grow through their efforts and with our support”.

Mburu says K. Pipes & Fittings Centre has come up with a unique program where they allow individuals to sell own products in K. Pipes & Fittings branches and only pay a commission to K. Pipes & Fittings. The individuals benefit in that



Mr James Magua, Sales & Marketing Manager



Telesales and customer care centre

they incur no overheads such as rent and also reap from the powerful K. Pipes branding. Prospective hardware owners can also seek advice on where to open a store and what kind of fast-moving products to stock.

Mburu considers these initiatives as part of giving back to the society. Sales and Marketing Manager James Magua says the company is cognizant of corporate social responsibility. To this end, K. Pipes & Fittings has donated water tanks to needy schools and children’s homes and will continue to engage in similar programmes.

Every business comes with challenges and K. Pipes & Fittings Centre has not been an exemption. “We have been victims of fraud whereby we supplied goods but cheques were not honoured”, he says, declining to name the customers. “This business involves lots of logistics because of transport and is therefore expensive to run.”

Despite these challenges, Mburu sees only a bright future for his business. “In the next 10 years, we expect to have 200 branches”, he concludes.

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IMPACT OF INFORMATION TECHNOLOGY ON CONSTRUCTION SITES



Technology has increased the demand for efficiency on construction sites. As a result, project managers have adopted applications that allow them to work not only remotely, but also control work tasks and workers. Consequently, traditional punch lists, Excel spreadsheets, and email are being phased out.

Transparent Reporting

Tracking work and reporting on progress helps keep jobsite communication transparent. Project managers are able to compile a running list of data analyzed and formatted into reports through the application. Construction apps can also let managers know immediately when employees arrive on site. That same technology comes in

handy in the monitoring of building materials. The project manager is able to approve construction schedules, take down any issues and indicate when work is complete. The data input, aside from tabulating the project progress, will give a projection of the completion of the same.

Project Meetings

With multiple parties invested in the success of construction projects, meetings are inevitable. Organizing a meeting used to be easier, simply because most projects were local endeavors. Now it is common practice for a project’s owner, construction manager, general contractor and subcontractors to all be located in different cities, across the country. Thankfully, technology makes these

projects possible by getting all the necessary parties in the same room, virtually.

Real-Time Updates

Project managers can update the punch list in real time and assign work to the correct subcontractor immediately. When workers are able to access and edit information on-site, they have the most up-to-date information available. The information is always there and always up to date. In situations where procrastination is necessitated probably due to a backlog of materials, the project manager shall be aware. This prevents wastage as well as ensuring time management.

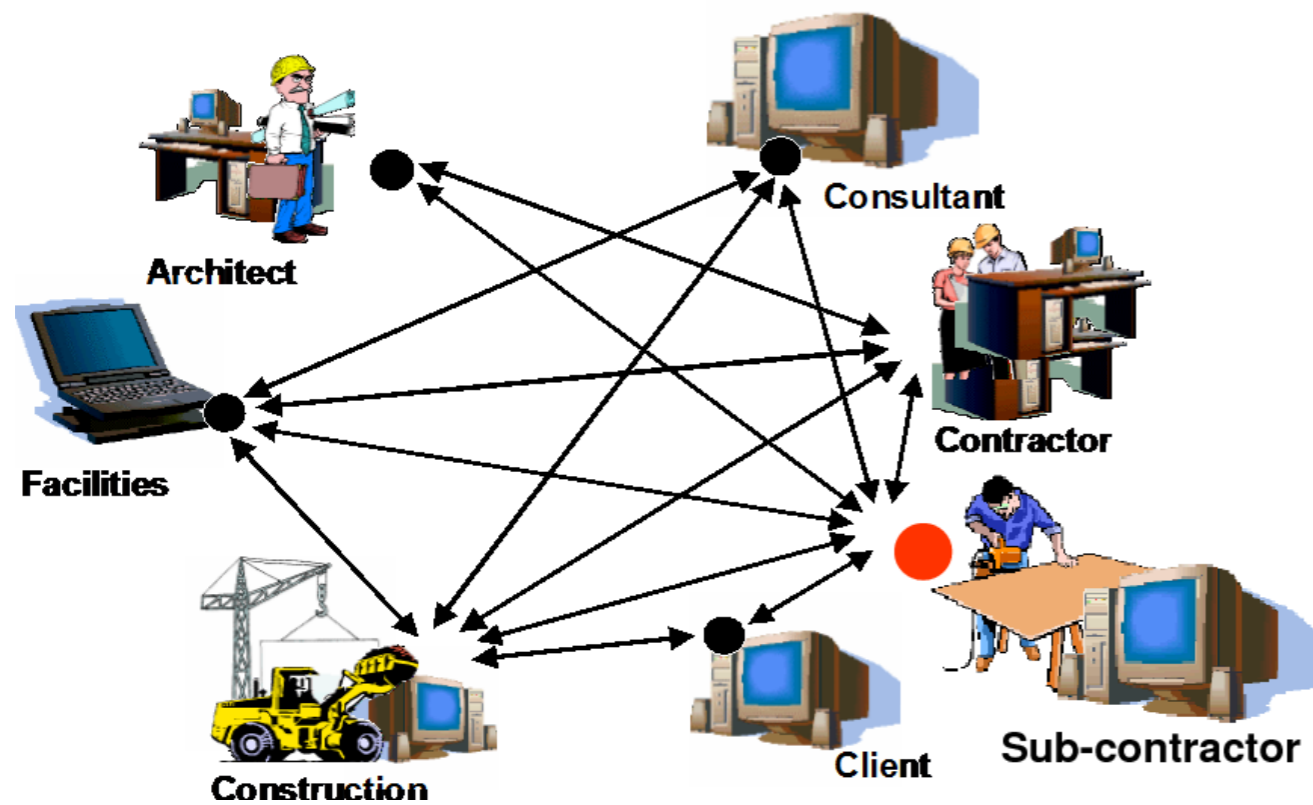
Efficient Task Lists

The allocation of tasks and sharing status updates between subcontractors and project managers is important at a job site. This is because it means the difference between a property being finished on time and a project delayed and

filled with unresolved problems. The technology also allows project managers to sift through various projects. Through it they are able to manage task lists and create reports by specific task types.

Time Tracking

In the old days, workers clocked in and clocked out with their time cards, so supervisors knew when they got there and how many hours they worked. But they didn't get any information about what the workers were doing during those hours, which caused nightmares for the accountants trying to determine regular vs. overtime pay. With the introduction of technology, it is easy for workers to record real-time details of when they are working and what they are doing, by using mobile apps, phone calls, text messages, etc. And there are bilingual options to avoid errors due to language barriers. Some of the available apps take the 'when and what' aspect further by using GPS to record 'where' as well.



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