EXECUTIVE PROGRESS REPORT – STIMA HEIGHTS PROJECT

Date: May 9, 2025
Prepared by: Moses Wandabwa – Clerk of Works
Client: Stima Investment Co-operative Society Limited
Project Manager: Obra International Limited
Main Contractor: Gambella Investment Limited

1. Project Overview

The Stima Heights project is a residential development located in Ngara, Nairobi County. Construction began on March 29, 2023, with an initial contractual completion date of March 28, 2025. Due to delays, there is an extension being considered to the completion date.

2. Key Progress Updates (as of Week 102)

2.1 Structural & Masonry Works

- **20th Floor Slab:** Casting ended on 10th May 2025. This means we are only remaining with one floor (Roof slab).
- **Walling:**
  - 17th floor perimeter walling is ongoing.
  - 14th floor internal partitioning is in progress.
- **Plastering:**
  - 6th floor wall plastering and 7th–8th ceiling plastering underway.
  - 2nd floor snagging works ongoing.
- **Screeding:**
  - Preparatory works on 5th floor ongoing.

2.2 Welding & Metalwork

- **Main & Escape Staircases:** Handrail installation progressing from 8th to 11th floors.
- **Void Balconies:** Handrail work ongoing from 5th to 10th floors.

2.3 Doors & Windows

- **Sample Room:** Door installation ongoing.
- **Aluminum Works:** 2nd floor internal window frame fabrication ongoing.

2.4 MEP (Mechanical, Electrical, Plumbing)

- **Electrical Works:** Installation of switch boxes, consumer units, and conduiting on 7th and 8th floors.
- **Plumbing Works:**
  - PPR and PVC installations on 7th and 8th floors.
  - Pressure testing from 5th to 6th floors ongoing.

2.5 Scaffolding

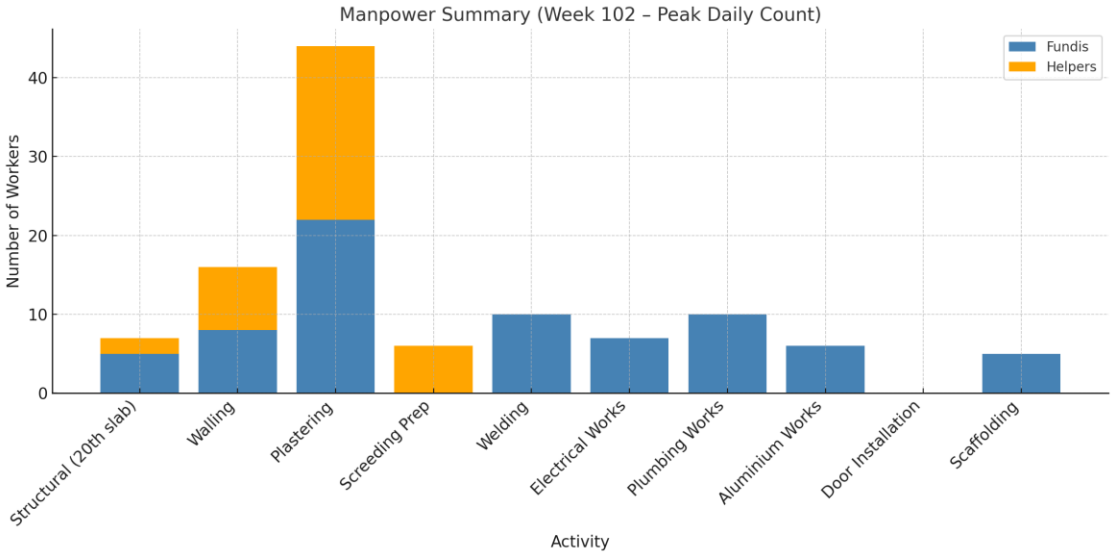
- Scaffolding installation ongoing on the **Mushembi side façade**.

2.6 Site Conditions

- **Debris Carting:** Progress still slow. Contractor urged to increase tempo.
- **Remobilization:** Trades now active across multiple floors with rising workforce levels.

3. Manpower Summary (Week 102 – Peak Daily Count)

Activity	Fundis	Helpers	Notes
Structural (20th slab)	subcon	Subcon	Slab casting started today to end tomorrow
Walling	8	8	17th floor perimeter; 14th floor partitioning
Plastering	22	22	6th wall, 7th–8th ceiling, 2nd snagging
Screeding Prep	-	6	5th floor prep
Welding	10	-	Staircase and void balcony handrails (5th–11th floor range)
Electrical Works	7	-	7th–8th floor switch boxes and conduiting
Plumbing Works	10	-	7th–8th PPR/PVC + pressure testing 5th–6th
Aluminum Works	6	-	2nd floor internal window frame fabrication
Door Installation	Ongoing	-	Sample room
Scaffolding	5	-	Mushembi side façade



4. Health & Safety

- PPE compliance remains strong across all trades. Continued visibility from site management is positively influencing behavior.

5. Challenges

- **Labor Gaps:** Plastering and walling manpower improved. Screeding and site cleaning still lagging.
- **Site Access:** Debris and material congestion affecting movement and workspace efficiency.
- **Coordination:** Concurrent activities require tighter sequencing and supervision.

6. Conclusion & Recommendation

- Closely monitor ongoing **Roof slab casting** for pace and quality.
- Sustain manpower and productivity in high-volume trades: plastering, walling, and MEP.
- Accelerate debris carting and cleaning to improve accessibility and safety.
- Enforce daily reporting and tracking to fine-tune work plans and adapt quickly to site conditions.

7. Pictorial Representation

A bird's eye view of Stima Heights at the 20th floor shutter.

Stima Heights at the 20th floor slab casting in progress

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Stima Heights at the 20th floor slab casting in progress

Steel Balcony balustrade in progress

Steel staircase balustrade in progress

Stima Investment
Tajirisha Member

Internal walling in progress up to 14th floor

Internal walling in progress up to 14th floor

Internal walling in progress up to 14th floor

Aluminum widow fabrication started

Report Prepared By:

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