

SUBURBAN HOMES CONSTRUCTION PROJECT

Scope Overview

Building a single-family, partially custom-designed home as required by Mrs. and Mr. John Thomas on Strath Dr., Alpharetta, Georgia. The single-family home will have the following features:

- 3,200 square-foot home with 4 bedrooms and 2.5 bathrooms
- Flooring—hard wood in the first floor, tiles in the kitchen and bathrooms, carpet in bedrooms
- Granite kitchen countertops, GE appliances in the kitchen
- 3-car garage and external landscaping
- Ceiling—10' in first floor and vaulted 9' ceilings in bedrooms

Business Case

Suburban Homes is in the business of constructing high-quality homes at an affordable cost with luxury options to provide quality of life for families. The business strategy is to use the best construction technologies and practices to enhance productivity and increase profits, while offering cost-effective and best-value homes for all its customers simultaneously. The current project, "Suburban Park Homes," is aimed to expand business operations in Georgia.

Milestone Schedule and Deliverables

CM—Construction Manager; PM—Project Manager

Milestone	Completion Date	Stakeholder Judge	Acceptance Criteria
Approval of final drawing and all the options	2nd January	Client	PM and the client to approve
Land preparation, landscape, and foundation	15th January	CM	PM and CM approval
External work completion and utilities hookup	3rd April	CM	PM and CM approval
Internal and external finish work and painting	10th May	CM	PM and CM approval
County clearance and Certificate of Occupancy	30th May	CM	County Inspectors and PM
Financial settlement and handover of home	21st June	PM, Client	Design Specifications—approval by PM and the client

Risks

Project Risks	Risk Owner	Contingency Plans
County approval and permissions	Suburban Homes, PM	None
County Property Taxes hike	Client, Suburban Homes	Document as contract clause
Traffic congestion	Client, County, DMV	None

Resources Required

- Funding: the client, underwriters, and Suburban Homes
- People: Suburban project management team, contractors, subcontractors, and skilled labor
- Equipment: construction equipment, tools, and machinery
- Material: building materials, appliances, landscaping, shrubs, and trees

Stakeholders

Stakeholders	Interest in Project
Primary: The client Suburban Homes County Officers	Overall project cost, time, quality Overall project cost, time, quality, success criteria Adherence to the county standards
Others: Contractors Suppliers Utility companies	Timely payment of invoices Business expansion, profits Adherence to laws, business expansion

Commitment

Sponsor	Department/Organization	Signature
Project Manager	Department/Organization	Signature
Core Team Members	Department/Organization	Signature

Team Operating Principles

- Commitment to project schedule: Project team and contractors will complete their assigned work as per schedule.
- Progress Meetings: Construction team meetings scheduled on Mondays at 8 a.m. every week and as demanded by work progress. Members should prepare for these meetings with information required for review.
- Communication: Regular updates of status, reporting issues, and weekly progress reports.

Lessons Learned

- Team participation in developing project schedule is critical.
- Transparent communication is encouraged for resolving issues.
- Conflicts must be reported to the construction manager immediately.
- County laws and utility standards must not be compromised.