Revised Project Proposal

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 **Part Two: Revised Project Proposal**

**Project Summary**

The underlying purpose of this project is to establish low-income housing for minimal earners in Utah. A significant proportion of individuals in Utah are low-income earners. Despite this, they all have a basic right to access proper housing. This project seeks to achieve part of the progressive goals outlined by the United Nations: to ensure that all humans have proper housing by the end of the current century. Aside from this, this project seeks to meet the ever-increasing demand for low-cost housing in Utah amid the exponential increase in living standards while individuals’ incomes remain shockingly low.

 Under this project, 600 houses that are comparatively cheaper with regard to operating costs will be constructed. The individuals that will benefit from this housing project will be selected based on their annual gross income, eligible immigration status, U.S. citizenship, and whether they qualify as a family, individuals living with disabilities, or seniors. Individuals whose financial records show that they can afford the current modes of housing will be instantly screened off so that they do not take up the chances that are needed by the most deserving candidates. The houses will be constructed using materials such as extruded clay bricks, concrete panels, concrete blocks, compressed earth bricks, and bamboo as they can reduce construction time by half, and they are environment friendly. The design of the houses will be simple yet spacious, and the furnishings, furniture, and décor accessories will be made from converted old wood and pallets. Overall, the houses will be high-quality and meet the varying needs of the inhabitants. The entire project will take about fourteen months.

**Project Goals**

The first goal of this project is to ensure that Utah has an adequate supply of housing to meet community needs, especially for low-income households. Secondly, this project seeks to ensure that Utah’s housing stock includes all segments of the community. Third, this project shall ensure that all housing efforts are sustainable. Fourth, this project seeks to prevent and ultimately end homelessness. Lastly, this project hopes to encourage other companies to venture into the construction of affordable housing because doing so will facilitate the quick eradication of homelessness.

**Project Objectives**

The first objective of this project is to construct 600 affordable, cheaply constructed, environment-friendly, and high-quality houses. The second objective of this project is to incorporate universal design principles to facilitate access for aging adults and individuals with sensory and physical disabilities. Third, this project will ensure that all housing is safe and adheres to code standards and encourage water and energy efficiency in all housing. Lastly, this project will provide opportunities for individuals working in Utah to also live in Utah to reduce commuting.

**Deliverables**

This project has targeted to develop housing units and other amenities on a 100-acre piece of land. The proposed deliverables are 600 housing units to be contained in blocks of 10 floors consisting of;

* 25% three-roomed housing units with shared W.C (water closet), shower, and a kitchenette,
* 75% two-roomed housing units with shared W.C, shower, and a kitchenette,
* Youth center,
* Solar-powered street lighting,
* Community social hall,
* Community playground, and
* Commercial center consisting of a convenience store and a library.

**Timeline**

**Pre-Construction:** Prepare specifications and contracts, secure permits, clear the piece of land, and ensure that the land is ready for construction. The can take up to a month, depending on the permitting process.

**Week 1-Week 3:**  Pour the footers and foundation. A structural engineer will conduct an inspection to ensure that the foundation has the right thickness and the right materials, waterproofing, and necessary vents are used.

**Week 4-Week 5:** At this stage of the construction, the floors, walls, and roof will be framed. Since the building will be more than one story: all levels will be framed simultaneously. A framing inspector will inspect the walls, flows, and roof to verify quality and safety. After the inspector approves the work, the construction team will proceed to install exterior finishes to protect the interior.

**Week 6-Week 8:** This stage will consist of the installation of HVAC systems, plumbing, electrical, insulation, and drywall. Once complete, an electrical inspector and a plumber will inspect the finished work to ensure that mechanical and electrical systems are compliant. After approval, the construction team will go ahead and put up the drywall and insulation.

**Week 9-Week 11:** This stage of the construction will consist of activities such as completing the flooring and doors, installing cabinets, installing windows, and painting the houses.

**Week 12-Week 14:** These three weeks are the final weeks of the project, and they will consist of activities such as installing outlets, countertops, appliances and switch covers. The construction team will also complete the final electric and plumbing work. Exterior work, including design and landscaping, will be done at this stage, and HVAC and electrical systems will be turned on at this point. After all these tasks have been accomplished, a building inspector will conduct the final building code. If the building inspector detects any issues, the team will fix the issues. Once everything is up to par and approved, the project manager will perform the formal closeout.

 This project is estimated to take 14 weeks; however, the process of obtaining permits may take about three weeks or a month depending on environmental considerations, zoning laws, and country laws, which may prolong the duration of the project. If permits are obtained within the first two weeks of the pre-construction stage, the project can begin at the set date, and work can be finished as per the set deadline without any hiccups or major issues.

**Project Costs**

The average cost of this project is estimated at $2.5 million. The first cost that this project must cover is the cost of land, which is estimated at $59,950 for 50-acres. Secondly, the project must cover direct costs, including:

* **Professionals Working On The Project**: I.e., the surveyor, the town planner, the architect, engineers, the quantity surveyors, construction workers, and project manager (Anyanwu, 2013). Construction workers are paid $17.15 per hour, and the standard workweek consists of 40 hours. This means that for this project, construction workers will each receive $9,604 ($17.15 x 40 x 14 = $9,604). The project manager will receive an hourly salary of $26, which translates to $1,031 per week and $14,434 for the entire project. Other professionals must be paid for their contribution to the project, which may amount to $20,000.
* **Equipment**: The machines and tools the freelancers, contractors, and construction workers use to execute the project will be rented because purchasing the machines and tools will be costly. Renting equipment can cost about $450-3,500 per day (Material Handling Expert, 2019).
* **Materials**: The physical materials needed for the project include
* HVAC,
* Conveyor systems (lift or elevator),
* Moisture protection (conformal coating, house wrap, and building envelope),
* Doors,
* Electrical equipment and systems (switches, circuit breaker, electrical wiring, sockets, and power plugs),
* Surface finishing (flooring, wood finishing, paint, wall covering),
* Fire suppression equipment,
* Plumbing equipment and fixtures, and
* Security systems.

All these can cost over $500,000 because the building will be more than one story. Other costs include testing and inspection, insurance and taxes during construction, engineering and architectural design, construction financing, and field supervision of construction. Also included in the estimated project costs are design development changes, administration changes (i.e., wage rates), schedule adjustments, and third-party requirements such as new permits.

References

Anyanwu, C. I. (2013). The role of building construction project team members in building projects delivery. *Journal of Business and Management*, *14*(1), 30-34.

Material Handling Expert. (2019). How Much Does It Cost to Rent Heavy Equipment? *Cat Rental Store*. Retrieved from https://www.catrentalstore.com/en\_US/blog/cost-to-rent-heavy-equipment.html