**Sunrise Corporate Office Building Construction**

**Project Name:**
Construction of Sunrise Corporate Office – 5 Floors

**Project Description:**
The client wants a new 5-floor office building, including civil works, MEP (Mechanical, Electrical, and Plumbing), and interior furnishing. All design specifications are fixed at the start, regulatory approvals are secured, and there is minimal expected change in scope — making the **Waterfall approach** ideal.

### ****Project Details****

* **Customer:** Sunrise Technologies Ltd.
* **Project Manager:** Ahmed Khalil, PMP
* **Duration:** 18 months
* **Start Date:** April 1, 2025
* **End Date:** September 30, 2026
* **Budget:** $8 million
* **Team Size:** 35 core team members (civil engineers, architects, MEP specialists, interior designers, procurement staff, quality inspectors)

### ****Main 5 Milestones****

1. **Design & Regulatory Approval Completed** – June 30, 2025
2. **Foundation & Structural Frame Completed** – December 31, 2025
3. **MEP Installation Completed** – May 31, 2026
4. **Interior Finishes & Furniture Installation Completed** – August 31, 2026
5. **Final Inspection & Handover** – September 30, 2026

### ****Main 5 Risks****

1. **Weather Delays** impacting civil works.
2. **Material Supply Shortages** causing schedule slippage.
3. **Worksite Safety Incidents** leading to stoppages.
4. **MEP Coordination Issues** between contractors.
5. **Cost Overruns** due to inflation or design changes.

### ****Assumptions****

* Land ownership, permits, and regulatory approvals are obtained before project start.
* Design is fully finalized before construction begins.
* All contractors and subcontractors are on fixed-price contracts.
* Construction site has unrestricted access.
* Client’s requirements will not change once work begins.

*Confidential – Sunrise Technologies Ltd.*