

Estonia Project

Project Plan Presentation



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Agenda



1. INTRODUCTION

Project Overview: Summerhouse Construction in Estonia

- **Client:** ARK
- **Contractor:** Nordic House Builders (NHB)
- **Project Type:** Summerhouse construction



Site Details

- Located 200 meters from existing infrastructure (road, electricity, water, sewers)
- Requires careful logistical and environmental planning



House Specifications

- **First Floor (40 m²)**
 - Sauna
 - Fireplace room
- **Upper Floor (60 m²)**
 - Kitchen
 - Living room
 - 4 bedrooms
 - Balcony
- **Additional Feature:** Pier for boat access



Project Execution

- **NHB's Role:** Project management, design, and expertise from Baltic export experience
- **Local Partner:** Estonian company for on-site implementation

2. GOALS AND REQUIREMENTS

2.1 Project Requirements

Benefits Realized After Project Closure

- Fully functional, year-round summerhouse enhancing customer's recreational portfolio
- Cost savings for NHB → Share in summerhouse as performance bonus
- Strengthened long-term partnership between NHB and ARK



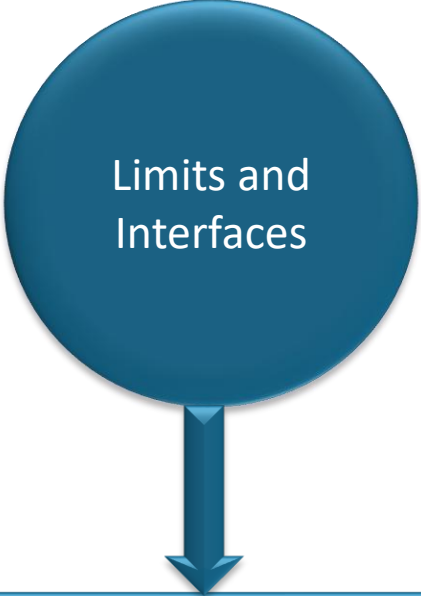
Requirements Generating Benefits

- Build summerhouse to Finnish Standards, with electrical heating for winter use
- Include pier, full infrastructure connections, and landscaping
- **Deadline:** August 31, 2025
- **Budget:** €200,000 — optimize via strategic sourcing from Finland and Estonia

2.2 Project Goals

Goal 1	Deliver a Fully Functional Summerhouse
	<p>Target: 100 m² summerhouse with all amenities</p> <p>Measurement: Final inspection confirms Finnish Standards compliance</p> <p>Key Actions: Stick to schedule, ensure efficient procurement and build</p> <p>Customer Benefit: Ready-to-use, high-quality recreational property</p> <p>Deadline: August 31, 2025</p>
Goal 2	Optimize Costs to Earn Bonus Share
	<p>Target: Keep total costs under €200,000</p> <p>Measurement: Final budget vs actual cost analysis</p> <p>Key Actions: Economical sourcing, reduce waste</p> <p>Customer Benefit: Lower costs; NHB gains share in summerhouse</p> <p>Deadline: August 31, 2025</p>

2.3 Project Scope



Limits and Interfaces

Scope Includes: Design, construction, infrastructure, pier, landscaping

Scope Excludes: Ongoing maintenance, full furnishing (except kitchen), post-handover changes

Interfaces:

- Local authorities (permits/utilities)
- Finnish & Estonian suppliers
- Estonian site manager

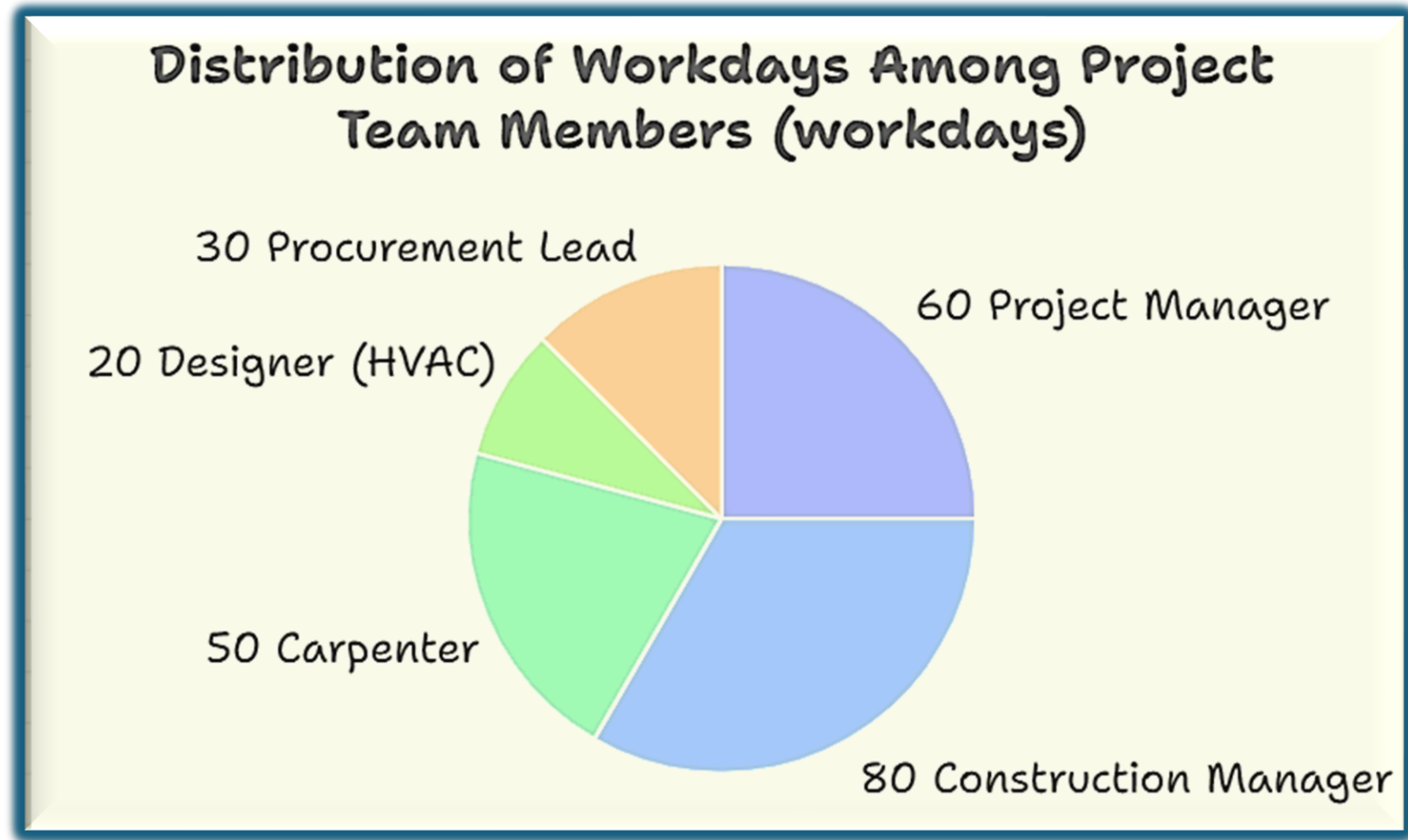


Connections

- Linked to NHB's Baltic export strategy
- Interfaces with local infrastructure for utility connections

3 PROJECT ORGANIZATION AND STAKEHOLDERS

3.1 Project Team



3.2 Steering Group

Steering group responsibilities

Financial Advisor

Budget oversight



NHB Lead

Strategic guidance



Project Owner

Oversight and funding



3.3 Stakeholders



Stakeholder Influence and Interest



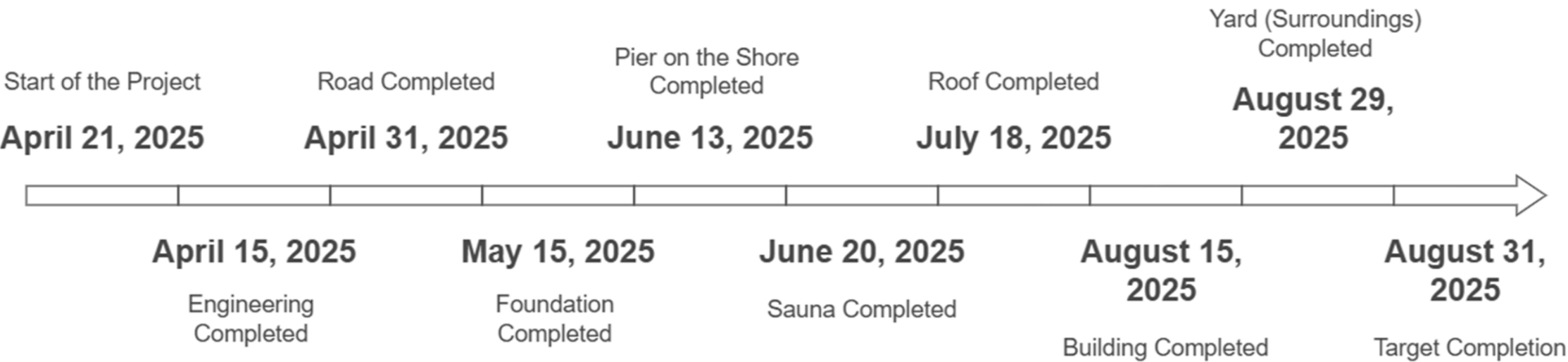
4. PROJECT EXECUTION

4.1 Work Break Down Structure

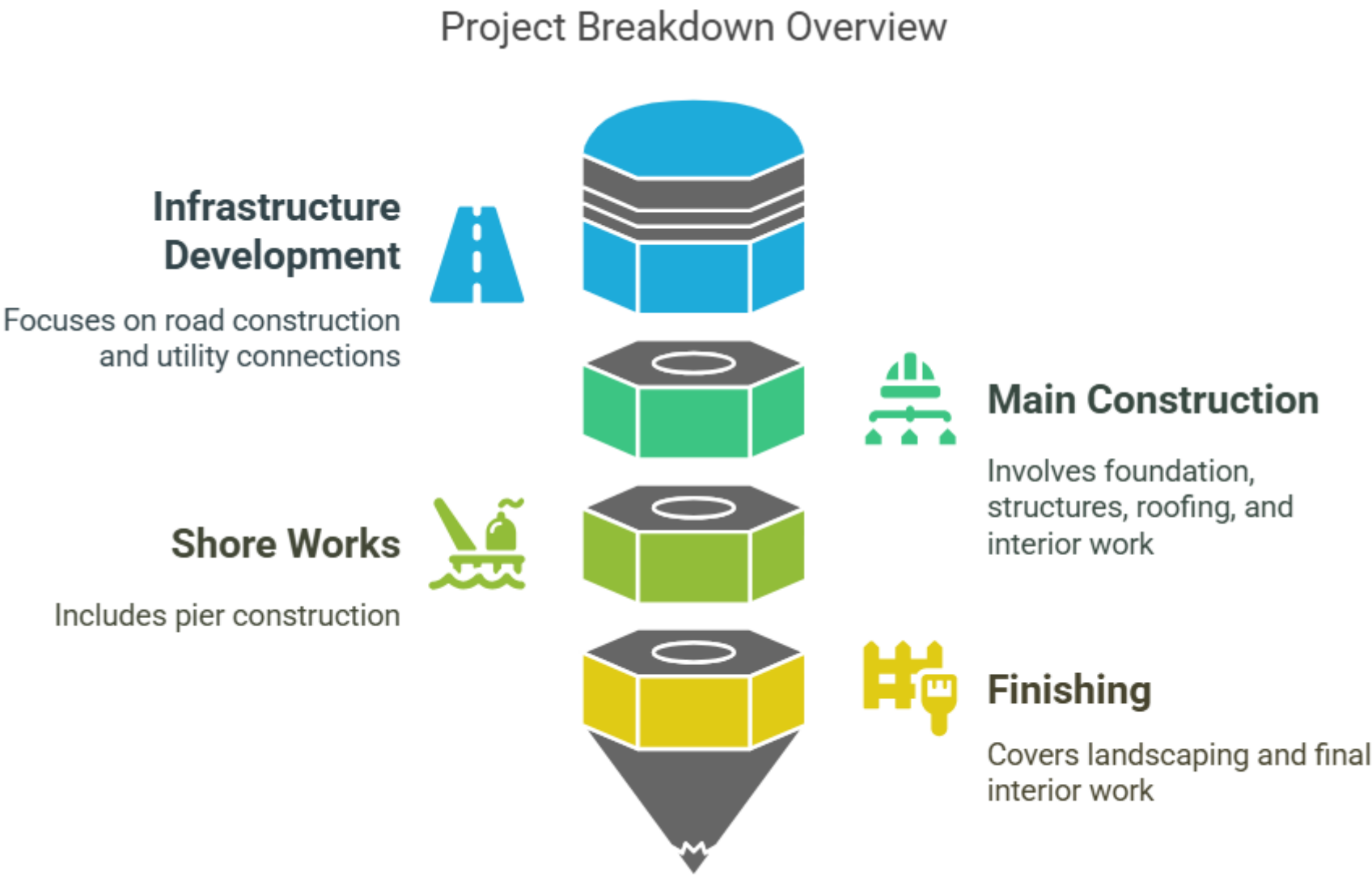
Phase \ Deliverable	Permits & Contracts	Infrastructure	Foundation & Pier	Structural Components	Interior & HVAC	Landscaping & Site	Commissioning & Handover	
Initiation	Project charter, Building permit, Power contract, Water/Sewage contracts	Site survey, Environmental assessment	-	-	-	-	-	
Planning	Risk management plan, Stakeholder plan, Schedule	Road design, Utility layout	Foundation design, Pier design	Architectural design, Structural blueprints	HVAC design, Interior layout	Landscaping plan	-	
Procurement	Supplier contracts	Sand, Soil, Road materials	Basement materials, Pier materials, Concrete	Structural components (walls, roofing), Windows, Doors	Interior materials, HVAC appliances (ducts, valves)	Yard materials	-	
Construction - Prep	-	Road construction, Utility connections	Excavation, Foundation pouring, Pier base	Framing, Roofing setup	-	Site clearing	-	
Construction - Main	-	-	-	Sauna construction, Upper floor framing	Interior framing, HVAC installation	-	-	
Construction - Finishing	-	-	Pier finishing	Exterior walls, Balcony	Interior finishing, Furniture assembly	Yard landscaping	-	
Testing & Commissioning	-	Infrastructure testing	-	Building inspection	HVAC testing	-	System commissioning	
Closing	Final approvals	-	-	-	-	-	Handover, Documentation	

4.2 Schedule

Project Timeline from Initiation to Completion



4.3 Sub-Projects



5. Risk Management

5.1 Steps in Risk Management



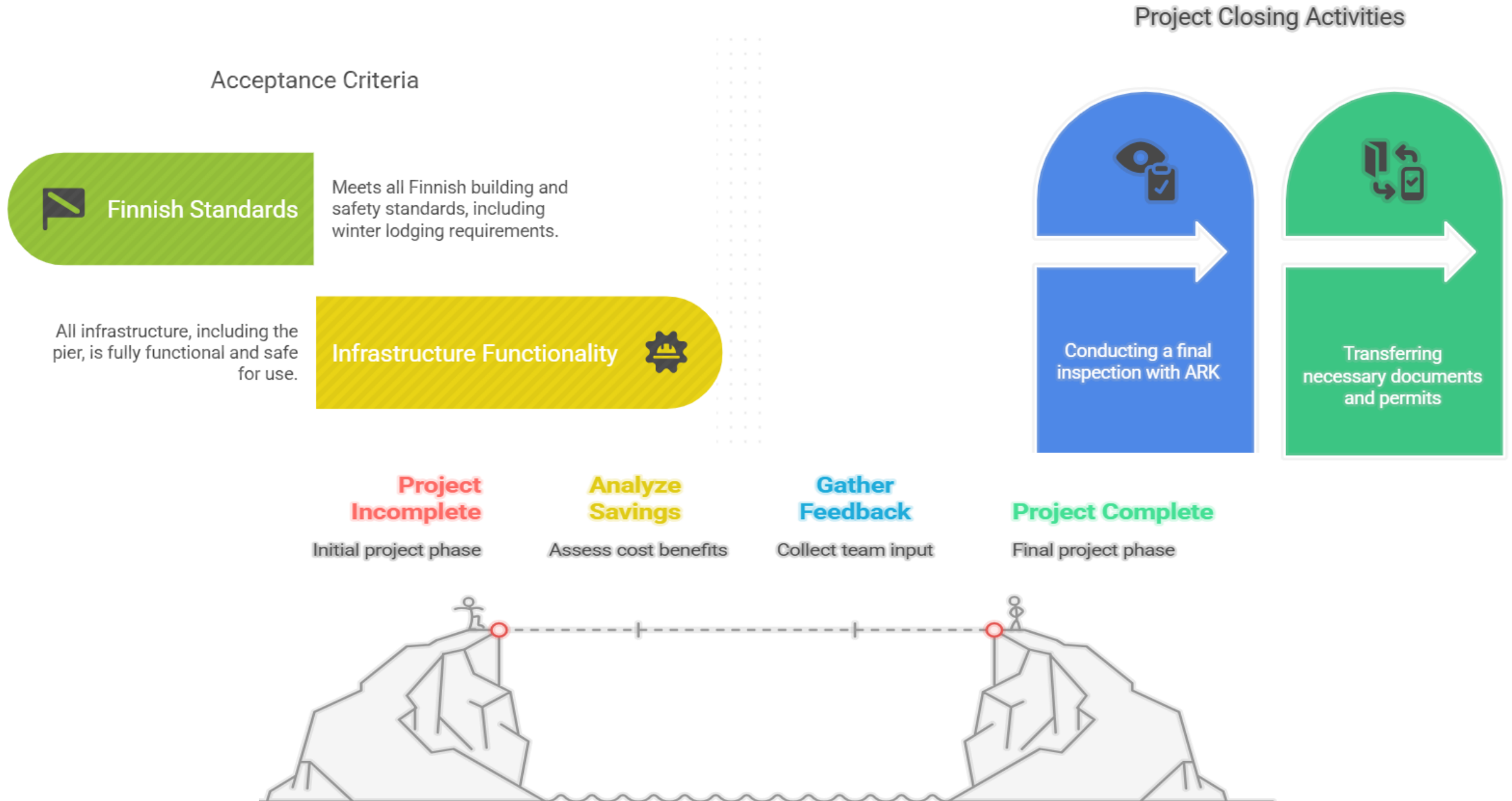
5.2 Risk Categories (RBS)



5.3 Risk Analysis, Implementation & Monitoring

Risk Analysis & Matrix:	<ul style="list-style-type: none">• Use of Risk Register with scores (Likelihood × Impact)• Prioritize risks across cost, schedule, quality
Implementation Strategies:	<p>Proactive:</p> <ul style="list-style-type: none">• Early material orders• Seasonal scheduling for outdoor tasks• Hire bilingual coordinator <p>Reactive:</p> <ul style="list-style-type: none">• Engage local compliance consultant• Safety protocol enforcement on incidents <p>Risk Transfer:</p> <ul style="list-style-type: none">• Insurance (e.g., CAR/EAR)• Contract clauses (e.g., penalties for delays)
Monitoring:	<ul style="list-style-type: none">• Weekly reviews, bi-weekly meetings• Update risk register as needed• Accept minor residual risks within budget & schedule tolerance

6. PROJECT CLOSING & POST-COMPLETION ACTIVITIES





THANK YOU

A decorative banner consisting of eight flags hanging from a dark red cord. The flags alternate in color: orange, pink, orange, pink, orange, pink, orange, and pink. Each flag contains a white serif letter. The letters are 'T', 'H', 'A', 'N', 'K', 'Y', 'O', and 'U' in sequence from left to right. The banner is curved upwards at both ends.