



**INVESTMENT PLAN FOR THE PROPOSED PARKING
AND**

DRAINAGE IMPROVEMENT AT ENGINEER TOWN

FOR THE:

COUNTY GOVERNMENT OF NYANDARUA

(ENGINEER MUNICIPALTY)

9TH SEPTEMBER, 2025

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iii **List of Acronyms**

UAIP - Urban Area Investment Plan

PLUP- Physical and Land Use Plan

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INTRODUCTION

1.1 Executive summary

This Investment Plan outlines Phase One of a strategic infrastructure upgrade along the Engineer–Njambini road corridor. The project focuses on the installation of cabro paving and drainage structures to improve pedestrian mobility, stormwater management, and urban aesthetics. It is fully funded under the FY 2025/26 KUSP 2 allocation and complies with all donor, environmental, and municipal guidelines.

STRATEGIC JUSTIFICATION

- Urban Area Investment Plan (UAIP): The project is listed in the approved UAIP for Engineer Municipality and aligns with the municipality’s development priorities.
- Physical and Land Use Plan (PLUP): The corridor is zoned for transport and public infrastructure. All works are located on public land.
- Municipal Functions: Road and drainage infrastructure fall within devolved functions transferred to the municipality under the Urban Areas and Cities Act.
- Urban Resilience & Inclusion: Design integrates climate resilience, gender inclusion, and universal access features per POM Vol. II Annex 14 checklist.
- Risk Classification: The project has undergone environmental and social screening and is classified as Low to Moderate Risk under the World Bank Environmental and Social Framework (ESF).

INVESTMENT PRIORITIZATION

3.1 Criteria Used

- Urban Area Investment Plan (UAIP): The project is listed in the approved UAIP for Engineer Municipality and aligns with the municipality’s development priorities.
- Physical and Land Use Plan (PLUP): The corridor is zoned for transport and public infrastructure. All works are located on public land.
- Municipal Functions: Road and drainage infrastructure fall within devolved functions transferred to the municipality under the Urban Areas and Cities Act.

- Urban Resilience & Inclusion: Design integrates climate resilience, gender inclusion, and universal access features per POM Vol. II Annex 14 checklist.
- Risk Classification: The project has undergone environmental and social screening and is classified as Low to Moderate Risk under the World Bank Environmental and Social Framework (ESF).

3.2 Stakeholder Validation

- Prioritized during municipal board sessions and public barazas
- Supported by local traders, commuters, youth and women groups
- Endorsed by the County Department of Urban Development

3.3 Phasing Strategy

- Phase One (FY 2025/26): Cabro paving and drainage installation (KES 20M)
- Phase Two (FY 2026/27): Road widening, additional lighting, and signage (KES 45M)
- Phase Three (FY 2027/28): Stormwater outfall upgrades and landscaping (KES 85M)

3.4 Project Scope – Phase One

3.4.1 Cabro Paving Works

- Cabro block paving along pedestrian zones
- Sub-base preparation with compacted hardcore and bedding sand
- Edge restraints and kerbing for structural integrity

3.4.2 Drainage Infrastructure

- 300 meters of U-shaped concrete side drains
- 6 catch pits with grating covers for stormwater collection
- Inlet/outlet transitions to existing drainage system

3.4.3 Landscaping & Urban Greening

- Tree planting along paved sections
- Topsoil and grassing for erosion control

BUDGET BREAKDOWN

Item	Description	Amount (KES)
Site Preparation	Clearance, setting out, mobilization	1,000,000
Cabro Paving Works	Sub-base, cabros, edge restraints	9,000,000
Drainage Structures	Channels, catch pits, concrete works	5,000,000
Universal Design Features	Ramps, tactile paving, signage	1,000,000
Landscaping & Greening	Tree planting, topsoil, maintenance	500,000
Consultancy Services	ESIA/ESMP, supervision, reporting	2,000,000
Contingency (5%)	Inflation buffer and unforeseen costs	1,000,000

COMPLIANCE WITH KUSP 2 GUIDELINES

Guideline	Compliance Status
Included in UAIP and PLUP	YES
Located on public land	YES
Minimum investment threshold (USD 500,000)	Exempted due to lower annual allocation
≥80% on non-moveable assets	90% allocated to permanent infrastructure
≤20% on equipment/consultancy	10% allocated to consultancy services
≤10% on preparation costs	10% allocated to ESIA/ESMP and supervision
100% funding secured within FY	Fully funded under FY 2025/26
100% funding secured within FY	Contingency capped at 5%
O&M Plan included	YES
Facility management plan included	YES
No high-risk ESF triggers	YES

No non-eligible investments	YES
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IMPLEMENTATION MODALITIES AND TIME FRAME

5.1 Institutional Arrangements

- Contracting Authority: Nyandarua County Government through the Municipal Manager
- Technical Oversight: Municipal Engineer
- Procurement: To follow Public Procurement and Asset Disposal Act (PPADA) and KUSP procurement guidelines
- Supervision: Independent consultant to be engaged for technical supervision and reporting
- Community Engagement: Civic forums, signage, and feedback mechanisms coordinated by the Municipal Board
- Reporting: Monthly progress reports submitted to KUSP Secretariat and County Treasury

TIME FRAME

Phase	Activity	Duration	Timeline
Phase 1	Feasibility, ESIA/ESMP, stakeholder engagement	4 weeks	October 2025
Phase 2	Procurement and contractor mobilization	3 weeks	November 2025
Phase 3	Construction of cabros and drainage	10 weeks	Dec 2025 – Feb 2026
Phase 4	Final inspection, commissioning, handover	2 weeks	March 2026

SUSTAINABILITY & MANAGEMENT

- **Operations & Maintenance (O&M):** A detailed O&M plan has been developed and integrated into the municipal budget.
- **Facility Management:** Oversight assigned to the Municipal Engineer's office with quarterly inspections.
- **Community Engagement:** Civic forums, signage in Kiswahili and English, and feedback mechanisms will be used throughout implementation.
- **Climate Resilience:** Use of permeable paving, tree shading, and erosion control measures.
- **Gender & Inclusion:** Design includes safe walking zones, ramps, and tactile paving for women, children, and persons with disabilities.

EXPECTED OUTCOMES

Outcome	Description
Improved Urban Mobility	Enhanced pedestrian access and reduced travel disruption
Flood Mitigation	Effective stormwater drainage reduces flooding and erosion
Inclusive Infrastructure	Universal design features improve access for vulnerable groups
Urban Aesthetics & Safety	Cabro paving and landscaping enhance visual appeal and safety
Community Satisfaction	Responsive infrastructure investment builds civic pride
Institutional Strengthening	Demonstrates municipal capacity to manage donor-funded projects
Foundation for Future Phases	Establishes a scalable model for continued investment

CONCLUSION

This Phase One investment is a partially funded, technically sound, and socially inclusive infrastructure upgrade for Engineer Municipality. It reflects strategic prioritization, donor compliance, and community engagement laying the groundwork for future urban transformation along the Njambini corridor.

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