
PROPOSED SOCIAL HOUSING - TYPOLOGY 1

ONE-ROOM AND SHARED FACILITIES

ARCHITECTS

GRASP DESIGN LTD
P.O BOX 73484 - 00100
NAIROBI, KENYA

QUANTITY SURVEYORS

GETSO CONSULTANTS LTD
P.O. BOX 52979 - 00200
NAIROBI, KENYA

JULY 2024

COST SUMMARY

Notes and Provisions

1. PROFESSIONAL TEAM

Architect : GRASP DESIGN LIMITED
 Quantity Surveyor : GETSO CONSULTANTS LTD
 Structural/Civil Engineer : ENG. BRIAN OTIENO
 Services Engineer : N/A

2. SCOPE OF WORK

The proposed development has the following areas measured:
 Material rates provided in the bills are inclusive of 16% VAT while labour rates are exclusive

	Function	No of Levels	Area per Level	Gross Building Area
Ground Floor	One Room Units	1	503 m ²	503 m ²
Typical Floors	One Room Units	4	501 m ²	2,005 m ²
Roof	Social Hall & Hanging	1	502 m ²	502 m ²
Total GBA				2,508 m²

3. GENERAL - INCLUSIONS

A Sub structure Works

Allowed for 1.5m excavations to trenches with 200mm thick stripfootings and 200mm walling to slab level
 Concrete Works in Class 25
 Details captures as per Structural Drawings

B Reinforced Concrete Super Structure

Structure is majorly Box Frame supported in 200mm thick walls
 Structural members in concrete are beams and 150mm thick slab

C Walling Works

All walling in Machine Cut Stones

D Doors

Main Entrance Doors are in Mild steel while internal doors to washrooms are semi-solid core timber doors

E Windows

All Windows are as per Architectural Drawings in Mild Steel Framing and 5mm thick glazing

F Finishes

F.1 Floor Finishes

Floor Finishes to all areas are in steel trowelled screed except for wet areas that the wood floated
 Roof Area is waterproofed in APP and finished with screed

F.2 Wall Finishes

Walls to rooms are plastered internally and painted
 Countertop areas have 300mm high tiled backsplash
 Bathroom and urinal areas only have tiled walls to washrooms

Notes and Provisions

3. GENERAL - INCLUSIONS

F.3 Ceiling Finishes

Ceilings are left as casted

F.4 Staircase Finishes

Staircase treads, risers and landing are finished in smooth screed

G Balustrading

Balustrading in All staircases and corridors are in mild steel

I External Works

- Boundary Wall Keyed, columns and beams plastered and painted
- Roads and Paving compacted only
- Stormwater Drainage
- Foul water Drainage

PROJECT DETAILS

Project	Proposed Social Housing - Typology 1	OVERALL COST/M ² (GBA)	KES	25,043
Location	Nairobi - Kenya			
Area (GBA)	2,508m ²			

A	Building Works	Area (m ²)	No of Units	Total Area (m ²)	Cost Per Unit	Total KES	Cost/m ² - KES	% of Final Cost
A.1	One Room Units	13	130	1,630	311,803.74	40,534,485.78	24,865.00	64.6%
A.2	Shared Washrooms GF	71	1	71	1,725,336.66	1,725,336.66	24,270.00	2.7%
A.3	Shared Washrooms F1-F4	71	4	284	1,730,741.78	6,922,967.11	24,346.00	11.0%
A.4	Circulation Space	104	5	522	660,795.00	3,303,975.00	6,331.00	5.3%
A.5	Roof	502	1	502	2,950,755.02	2,950,755.02	5,878.00	4.7%
Total for Units				2,508		55,437,519.57	22,108.68	88.28%
B	Construction - External Works	Area (m ²)	No of Units	Total Area (m ²)	Cost Per Unit	Total KES	Cost/m ² - KES	% of Final Cost
B.1	Roads and Pavings (Including courtyard) - Compaction of Earth Only					300,000.00	119.64	0.5%
B.2	Landscaping - 180 Sm					Omitted	Omitted	Omitted
B.3	Stormwater Drainage					250,000.00	99.70	0.4%
B.4	Foulwater Drainage					200,000.00	79.76	0.3%
B.5	Boundary Wall					1,955,462.68	779.85	3.1%
Sub-total						2,705,462.68	1,078.95	4.31%
C	Preliminaries & Contingency	Area (m ²)	No of Units	Total Area (m ²)	Cost Per Unit	Total KES	Cost/m ² - KES	% of Final Cost
C.1	Preliminaries @ 5%					2,907,150.00	1,159.38	4.6%
C.2	Contingency Sum @ 3%					1,744,290.00	695.63	2.8%
Sub-total						4,651,440.00	1,855.01	7.41%
D	TOTAL PROJECT ESTIMATE					62,794,423.00	25,043.00	100.00%

ONE ROOM UNITS

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	12	No	1,500	18,000.00
1.12	Spades	12	No	1,200	14,400.00
1.13	Unskilled Labourers	97	No	700	67,900.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	891	Bags	850	757,350.00
1.22	Sand	79	Ton	2,200	173,800.00
1.23	Ballast	120	Ton	2,200	264,000.00
1.24	Water in 20 litres	181	No	20	3,623.40
1.25	Mixer Hire	2	No	2,500	5,000.00
1.26	Vibrator	12	No	500	6,000.00
1.27	Wheel Barrows	6	No	2,000	12,000.00
1.28	Unskilled Labour	34	No	700	23,800.00
1.29	Skilled Labourer	18	No	1,200	21,600.00
1.3	Mixer Operator	4	No	1,500	6,000.00
1.3	<u>Formwork</u>				
1.31	6 x 2 sawn cypress	2,720	Ft	25	68,000.00
1.32	Marine Ply	4	No	4,500	18,000.00
1.32	6" Nails	40	Kgs	220	8,800.00
1.33	Round Poles 2.4m	20	No	300	6,000.00
1.34	Skilled Labourers	9	No	700	6,300.00
1.35	Unskilled Labourers	9	No	1,200	10,800.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	523	Sm	400	209,200.00
1.42	Assorted Bars	2,570	Kgs	146	375,220.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	5,263	No	50	263,150.00
1.52	Cement	84	No	850	71,269.41
1.53	Sand	19	Ton	2,200	40,938.04
1.54	Hoop Iron	33	Roll	2,500	82,500.00
1.55	Water in 20 Litres	102	No	20	2,040.00
1.56	Unskilled Labour	43	No	700	30,100.00
1.57	Skilled Labourer	43	No	1,200	51,600.00
<i>Carried to Collection</i>					2,617,390.85

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Brought Forward				2,617,390.85
1.6	<u>Filling Works</u>				
1.61	Hardcore	213	Tons	1,500	319,500.00
1.62	Murram	253	Tons	1,500	379,500.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	4	Litres	400	1,600.00
1.65	DPM	523	Sm	250	130,750.00
	TOTAL FOR SUB STRUCTURES				3,462,740.85
	TOTAL AREA				1,998.85
	UNIT AREA				12.54
	COST OF SUB STRUCTURE				21,723.88

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
2	<u>Super Structure Walling</u>				
2.1	9" Machine Cut Blocks	413	No	50	20,650.00
2.2	6" Machine Cut Blocks	0	No	47	-
2.3	4" Machine Cut Blocks	0	No	45	-
2.2	Cement	7	No	850	5,586.44
2.3	Sand	1	Ton	2,200	3,208.92
2.4	Hoop Iron	2	Roll	2,800	5,600.00
2.5	Water in 20 Litres	2	No	20	40.00
2.6	Unskilled Labour	3	No	700	2,100.00
2.7	Skilled Labourer	3	No	1,200	3,600.00
2.8	DPC	1	Rolls	800	400.00
TOTAL FOR WALLING					41,185.36

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	629	Bags	850	534,650.00
3.12	Sand	53	Ton	2,200	116,600.00
3.13	Ballast	80	Ton	2,200	176,000.00
3.14	Water in 20 litres	122	No	20	2,440.00
3.15	Mixer Hire	3	No	2,500	7,500.00
3.16	Vibrator	6	No	500	3,000.00
3.17	Unskilled Labour	25	No	700	17,500.00
3.18	Skilled Labourer	13	No	1,200	15,000.00
3.2	<u>Formwork</u>				
3.21	6" Nails	200	Kgs	220	44,000.00
3.22	1000 x 600mm Trappers	837	No	300	251,100.00
3.23	Round Poles	1,242	No	200	248,400.00
3.24	Skilled Labourers	30	No	700	21,000.00
3.25	Unskilled Labourers	30	No	1,200	36,000.00
3.26	Oil	26	Ltrs	195	5,070.00
3.3	<u>Reinforcement</u>				
3.31	Assorted bars	8,184	Kgs	146	1,194,864.00
3.32	Binding Wire	5	Rolls	3,450	17,250.00
3.33	Unskilled Labour	15	No	700	10,500.00
3.34	Skilled Labourer	20	No	1,200	24,000.00
3.35	Supervisor	3	No	2,500	7,500.00
TOTAL FOR SUPERSTRUCTURE CONCRETE					2,732,374.00
	TOTAL AREA				399.77
	UNIT AREA				12.54
COST OF SUPER STRUCTURE					85,709.21

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
4	<u>WINDOWS</u>				
	<u>Windows</u>				
4.1	<u>Supply of Windows</u>				
4.11	Window size 900 x 1800mm high overall	1	No	7,290	7,290.00
4.12	Window size 600 x 900mm high overall	1	No	2,430	2,430.00
4.13	Installation Labour		Item		3,200.00
4.14	5mm thick clear glass	18	Sf	180	3,240.00
4.15	5mm thick obscure glass	0	Sf	200	-
4.16	Putty	5	Kgs	150	750.00
4.17	Oil/ Paraffin	3	Ltrs	200	600.00
4.18	Curtain Rods	2	Lm	1,300	2,600.00
TOTAL FOR WINDOWS					20,110.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5	<u>DOORS</u>				
	<u>Mild Steel Doors</u>				
5.1	<u>Supply of Doors</u>				
5.11	Door size 900 x 2100mm high overall	1	No	9,450	9,450.00
5.12	Installation Labour		Item		3,780.00
5.13	5mm thick clear glass	6	Sf	180	1,080.00
5.2	<u>Painting</u>				
5.21	Body Primer	1	Ltrs	700	700.00
5.22	Gloss Oil Paint 4 Litres	1	No	2,800	2,800.00
5.23	Thinner	2	Ltrs	200	400.00
5.24	Brush 2"	2	No	200	400.00
5.25	Unskilled Labour	1	No	700	700.00
5.26	Skilled Labourer	1	No	1,200	1,200.00
TOTAL FOR DOORS					20,510.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.01	<u>Floor</u>				
	Cement 50kgs bag	5	Bags	850	4,250.00
	Sand	1	Tons	2,200	2,200.00
	Water - 20 Litres	1	No	20	20.00
	Red Oxide - kg	4	Pkt	350	1,400.00
	Labour - Includes Skirtings	14	Sm	150	2,160.00
TOTAL FOR FLOOR FINISHES					10,030.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6.2	<u>Internal Wall Finishes</u>				
6.21	<u>Wall Plaster</u>				
6.22	Cement 50kgs bag	5	Bags	850	4,250.00
6.23	Sand	2	Tons	2,200	4,400.00
6.24	Lime	1	Tons	700	700.00
6.25	Water - 20 Litres	3	Ltrs	20	60.00
6.26	Labour	33	Sm	130	4,290.00
6.27	Labour - Key	21	Sm	150	3,150.00
6.31	<u>Wall Tiles</u>				
6.32	330 x 250mm Ceramic Tiles	1	Boxes	1,656	1,656.00
6.33	Spacers	1	Pkts	300	300.00
6.34	Adhesives - 25kgs	1	Bags	550	550.00
6.35	Grout	1	Pkts	300	300.00
6.36	Labour	1	Sm	300	300.00
6.41	<u>Wall Painting</u>				
6.42	Undercoat 4 Litre	2	Bkts	1,800	3,600.00
6.43	Silk Vinyl 4 Litre	1	Bkts	4,800	6,501.00
6.44	Sandpaper P100	1	Roll	2,400	1,200.00
6.45	Roller Brush	1	No	350	350.00
6.46	4" Brush	1	No	200	200.00
6.47	Masking Tapes	1	Pcs	50	50.00
6.48	Labour	33	Sm	100	3,300.00
TOTAL FOR INTERNAL WALL FINISHES					35,157.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	54	Bags	850	45,900.00
6.33	Sand	10	Tons	2,200	22,000.00
6.34	Lime	2	Tons	700	1,400.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	189	Sm	130	24,570.00
6.37	Labour - Key	321	Sm	150	48,150.00
6.41	<u>External Paint</u>				
6.42	Undercoat 20 Litre	2	Bkts	4,800	9,600.00
6.43	Weather Guard Emulsion 20 Litre	2	Bkts	16,500	33,000.00
6.44	Roller Brush	4	No	350	1,400.00
6.45	4" Brush	4	No	200	800.00
6.46	Labour	189	Sm	300	56,700.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00
TOTAL FOR EXTERNAL WALL FINISHES					525,640.00
	TOTAL AREA				399.77
	ONE ROOM AREA				12.54
TOTAL FOR EXTERNAL WALL FINISHES					16,488.29

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
7	JOINERY FIXTURES				
	<u>Countertops to Kitchens</u>				
7.1	<u>Concrete Works - Class 15</u>				
7.11	Cement in 50kg bags	1	Bags	750	750.00
7.12	Sand	1	Ton	2,200	2,200.00
7.13	Ballast	1	Ton	2,200	2,200.00
7.14	Water in 20 litres	1	No	20	20.00
7.15	Unskilled Labour	1	No	700	700.00
7.16	Skilled Labourer	1	No	1,200	1,200.00
7.2	<u>Formwork</u>				
7.21	6" Nails	4	Kgs	220	880.00
7.22	Skilled Labourers	1	No	700	700.00
7.23	Unskilled Labourers	1	No	1,200	1,200.00
7.3	<u>Reinforcement</u>				
7.31	BRC Meshwork A192	2	Sm	250	500.00
7.32	Unskilled Labour	1	No	700	700.00
7.33	Skilled Labourer	1	No	1,200	1,200.00
7.25	<u>Worktop Finishes</u>				
7.26	Cement 50kgs bag	1	Bags	750	750.00
7.27	Sand	1	Tons	2,200	2,200.00
7.28	Water - 20 Litres	2	Ltrs	20	40.00
7.29	Red Oxide - kg	1	Pkt	350	350.00
7.3	Labour - Includes Skirtings	2	Sm	150	300.00
TOTAL FOR JOINERY					15,890.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F1/2		21,723.88
2	WALLING		F1/3		41,185.36
3	SUPER STRUCTURE CONCRETE		F1/4		85,709.21
4	WINDOWS		F1/5		20,110.00
5	DOORS		F1/6		20,510.00
6	FLOOR FINISHES		F1/7		10,030.00
7	INTERNAL WALL FINISHES		F1/8		35,157.00
8	EXTERNAL WALL FINISHES		F1/9		16,488.29
9	JOINERY		F1/10		15,890.00
10	ELECTRICAL INSTALLATIONS				45,000.00
	TOTAL FOR ONE BEDROOM				311,803.74

**WASHROOMS AND DHOBI AREA
GROUND FLOOR**

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	WASHROOMS AND DHOBI SINKS				
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	12	No	1,500	18,000.00
1.12	Spades	12	No	1,200	14,400.00
1.13	Unskilled Labourers	97	No	700	67,900.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	891	Bags	850	757,350.00
1.22	Sand	79	Ton	2,200	173,800.00
1.23	Ballast	120	Ton	2,200	264,000.00
1.24	Water in 20 litres	181	No	20	3,623.40
1.25	Mixer Hire	2	No	2,500	5,000.00
1.26	Vibrator	12	No	500	6,000.00
1.27	Wheel Barrows	6	No	2,000	12,000.00
1.28	Unskilled Labour	34	No	700	23,800.00
1.29	Skilled Labourer	18	No	1,200	21,600.00
1.3	Mixer Operator	4	No	1,500	6,000.00
1.3	<u>Formwork</u>				
1.31	6 x 2 sawn cypress	2,720	Ft	25	68,000.00
1.32	Marine Ply	4	No	4,500	18,000.00
1.32	6" Nails	40	Kgs	220	8,800.00
1.33	Round Poles 2.4m	20	No	300	6,000.00
1.34	Skilled Labourers	9	No	700	6,300.00
1.35	Unskilled Labourers	9	No	1,200	10,800.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	523	Sm	400	209,200.00
1.42	Assorted Bars	2,570	Kgs	146	375,220.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	5,263	No	50	263,150.00
1.52	Cement	84	No	850	71,269.41
1.53	Sand	19	Ton	2,200	40,938.04
1.54	Hoop Iron	33	Roll	2,500	82,500.00
1.55	Water in 20 Litres	102	No	20	2,040.00
1.56	Unskilled Labour	43	No	700	30,100.00
1.57	Skilled Labourer	43	No	1,200	51,600.00
<i>Carried to Collection</i>					2,617,390.85

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Brought Forward				2,617,390.85
1.6	<u>Filling Works</u>				
1.61	Hardcore	213	Tons	1,500	319,500.00
1.62	Murram	253	Tons	1,500	379,500.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	4	Litres	400	1,600.00
1.65	DPM	523	Sm	250	130,750.00
	TOTAL FOR SUB STRUCTURES				3,462,740.85
	TOTAL AREA				1,998.85
	UNIT AREA				71.09
	COST OF SUB STRUCTURE				123,153.94

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
2	<u>Super Structure Walling</u>				
2.1	9" Machine Cut Blocks	1,208	No	50	60,400.00
2.2	6" Machine Cut Blocks	645	No	47	30,315.00
2.3	4" Machine Cut Blocks	0	No	45	-
2.2	Cement	26	No	850	22,403.31
2.3	Sand	6	Ton	2,200	12,868.74
2.4	Hoop Iron	8	Roll	2,800	22,400.00
2.5	Water in 20 Litres	8	No	20	160.00
2.6	Unskilled Labour	13	No	700	9,100.00
2.7	Skilled Labourer	13	No	1,200	15,600.00
2.8	DPC	1	Rolls	800	400.00
TOTAL FOR WALLING					173,647.05

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	629	Bags	850	534,650.00
3.12	Sand	53	Ton	2,200	116,600.00
3.13	Ballast	80	Ton	2,200	176,000.00
3.14	Water in 20 litres	122	No	20	2,440.00
3.15	Mixer Hire	3	No	2,500	7,500.00
3.16	Vibrator	6	No	500	3,000.00
3.17	Unskilled Labour	25	No	700	17,500.00
3.18	Skilled Labourer	13	No	1,200	15,000.00
3.2	<u>Formwork</u>				
3.21	6" Nails	200	Kgs	220	44,000.00
3.22	1000 x 600mm Trappers	837	No	300	251,100.00
3.23	Round Poles	1,242	No	200	248,400.00
3.24	Skilled Labourers	30	No	700	21,000.00
3.25	Unskilled Labourers	30	No	1,200	36,000.00
3.26	Oil	26	Ltrs	195	5,070.00
3.3	<u>Reinforcement</u>				
3.31	Assorted bars	8,184	Kgs	146	1,194,864.00
3.32	Binding Wire	5	Rolls	3,450	17,250.00
3.33	Unskilled Labour	15	No	700	10,500.00
3.34	Skilled Labourer	20	No	1,200	24,000.00
3.35	Supervisor	3	No	2,500	7,500.00
TOTAL FOR SUPERSTRUCTURE CONCRETE					2,732,374.00
	TOTAL AREA				399.77
	UNIT AREA				71.09
COST OF SUPER STRUCTURE					485,890.56

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
4	<u>WINDOWS</u>				
	<u>Windows</u>				
4.1	<u>Supply of Windows</u>				
4.11	Window size 1500 x 1200mm high overall	2	No	8,100	16,200.00
4.12	Installation Labour		Item		5,400.00
4.13	5mm thick obscure glass	39	Sf	200	7,800.00
4.14	Putty	10	Kgs	150	1,500.00
4.15	Oil/ Paraffin	10	Ltrs	200	2,000.00
TOTAL FOR WINDOWS					32,900.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5	<u>DOORS</u>				
5.1	<u>Flush Doors</u>				
5.11	900 x 2050mm high doors	1	No	10,500	10,500.00
5.12	800 x 2050mm high doors	10	No	6,000	60,000.00
5.13	100 x 50mm door frames	182	Ft	100	18,200.00
5.14	Architraves	182	Ft	45	8,190.00
5.15	Quadrants	182	Ft	25	4,550.00
5.16	Foam Filler	10	No	1,000	10,000.00
5.17	Hinges	17	Prs	350	5,950.00
5.18	Locks	11	No	800	8,800.00
5.19	Screws	4	Pkt	500	2,000.00
5.2	Unskilled Labour	11	No	700	7,700.00
5.21	Skilled Labourer	11	No	1,500	16,500.00
	<u>Mild Steel Doors</u>				
5.2	<u>Supply of Doors</u>				
5.21	Door size 900 x 2100mm high overall	0	No	7,560	-
5.22	Installation Labour		Item		-
5.23	5mm thick clear glass	0	Sf	200	-
5.3	<u>Painting</u>				
5.31	Body Primer	8	Ltrs	700	5,600.00
5.32	Gloss Oil Paint 4 Litres	8	No	2,800	22,400.00
5.33	Thinner	8	Ltrs	200	1,600.00
5.34	Brush 2"	2	No	200	400.00
5.35	Unskilled Labour	10	No	700	7,000.00
5.36	Skilled Labourer	10	No	1,200	12,000.00
TOTAL FOR DOORS					201,390.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.1	<u>Floor</u>				
6.11	Cement 50kgs bag	23	Bags	850	19,550.00
6.12	Sand	4	Tons	2,200	8,800.00
6.13	Water - 20 Litres	4	No	20	80.00
6.14	Red Oxide - kg	18	Pkt	350	6,300.00
6.15	Labour - Includes Skirtings	70	Sm	150	10,515.00
TOTAL FOR FLOOR FINISHES					45,245.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6.2	<u>Internal Wall Finishes</u>				
6.3	<u>Wall Plaster</u>				
6.31	Cement 50kgs bag	24	Bags	850	20,400.00
6.32	Sand	6	Tons	2,200	13,200.00
6.33	Lime	2	Tons	700	1,400.00
6.34	Water - 20 Litres	5	Ltrs	20	100.00
6.35	Labour	236	Sm	130	30,680.00
6.36	Labour - Key	0	Sm	150	-
6.4	<u>Wall Tiles</u>				
6.41	330 x 250mm Ceramic Tiles	40	Boxes	1,656	66,240.00
6.42	Spacers	4	Pkts	300	1,200.00
6.43	Adhesives - 25kgs	15	Bags	550	8,250.00
6.44	Grout	3	Pkts	300	900.00
6.45	Labour	64	Sm	300	19,200.00
6.5	<u>Wall Painting</u>				
6.51	Undercoat 20 Litre	2	Bkts	4,500	9,000.00
6.52	Silk Vinyl 20 Litre	1	Bkts	16,500	16,500.00
6.53	Sandpaper P100	4	Roll	2,400	9,600.00
6.54	Roller Brush	4	No	350	1,400.00
6.55	4" Brush	4	No	200	800.00
6.56	Masking Tapes	5	Pcs	50	250.00
6.57	Labour	179	Sm	100	17,900.00
TOTAL FOR WALL FINISHES					217,020.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	54	Bags	850	45,900.00
6.33	Sand	10	Tons	2,200	22,000.00
6.34	Lime	2	Tons	700	1,400.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	189	Sm	130	24,570.00
6.37	Labour - Key	321	Sm	150	48,150.00
6.41	<u>External Paint</u>				
6.42	Undercoat 20 Litre	2	Bkts	4,800	9,600.00
6.43	Weather Guard Emulsion 20 Litre	2	Bkts	16,500	33,000.00
6.44	Roller Brush	4	No	350	1,400.00
6.45	4" Brush	4	No	200	800.00
6.46	Labour	189	Sm	300	56,700.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00
TOTAL FOR EXTERNAL WALL FINISHES					525,640.00
	TOTAL AREA				399.77
	ONE ROOM AREA				71.09
TOTAL FOR EXTERNAL WALL FINISHES					93,473.12

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
7	JOINERY FIXTURES				
	<u>Countertops to Washrooms and Dhobi</u>				
7.1	<u>Concrete Works - Class 15</u>				
7.11	Cement in 50kg bags	4	Bags	750	3,000.00
7.12	Sand	1	Ton	2,200	2,200.00
7.13	Ballast	2	Ton	2,200	4,400.00
7.14	Water in 20 litres	1	No	20	27.00
7.15	Unskilled Labour	5	No	700	3,500.00
7.16	Skilled Labourer	5	No	1,200	6,000.00
7.2	<u>Formwork</u>				
7.21	6" Nails	20	Kgs	220	4,400.00
7.22	Skilled Labourers	6	No	700	4,200.00
7.23	Unskilled Labourers	6	No	1,200	7,200.00
7.3	<u>Reinforcement</u>				
7.31	BRC Meshwork A192	7	No	250	1,750.00
7.32	Unskilled Labour	5	No	700	3,500.00
7.33	Skilled Labourer	5	No	1,200	6,000.00
7.25	<u>Worktop Finishes</u>				
7.26	Cement 50kgs bag	3	Bags	750	2,250.00
7.27	Sand	1	Tons	2,200	2,200.00
7.28	Water - 20 Litres	12	Ltrs	20	240.00
7.29	Red Oxide - kg	2	Pkt	350	700.00
7.3	Labour - Includes Skirtings	7	Sm	150	1,050.00
TOTAL FOR JOINERY FIXTURES					52,617.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
8	PLUMBING INSTALLATIONS				
8.1	<u>Sanitary Fittings</u>				
8.11	Asian Toilets	4	No	3,500	14,000.00
8.12	PWD WC	1	No	12,500	12,500.00
8.13	Urinal Bowls with Flush Valves	3	No	16,500	49,500.00
8.14	Wash Hand Basins with taps	9	No	4,000	36,000.00
8.15	Showers	6	No	4,500	27,000.00
8.16	Dhobi sinks & Tap	6	No	8,000	48,000.00
8.17	Allow For Piping	1	Item	40,000	40,000.00
8.18	Labour	1	Sum	43,000	43,000.00
TOTAL FOR PLUMBING INSTALLATIONS					270,000.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F2/2		123,153.94
2	WALLING		F2/3		173,647.05
3	SUPER STRUCTURE CONCRETE		F2/4		485,890.56
4	WINDOWS		F2/5		32,900.00
5	DOORS		F2/6		201,390.00
6	FLOOR FINISHES		F2/7		45,245.00
7	INTERNAL WALL FINISHES		F2/8		217,020.00
8	EXTERNAL WALL FINISHES		F2/9		93,473.12
9	JOINERY FIXTURES		F2/10		52,617.00
10	PLUMBING INSTALLATIONS		F2/11		270,000.00
11	ELECTRICAL INSTALLATIONS				30,000.00
	TOTAL FOR WASHROOMS				1,725,336.66

**WASHROOMS AND DHOBI AREA
1ST FLOOR - 4TH FLOOR**

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	WASHROOMS AND DHOBI SINKS				
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	12	No	1,500	18,000.00
1.12	Spades	12	No	1,200	14,400.00
1.13	Unskilled Labourers	97	No	700	67,900.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	891	Bags	850	757,350.00
1.22	Sand	79	Ton	2,200	173,800.00
1.23	Ballast	120	Ton	2,200	264,000.00
1.24	Water in 20 litres	181	No	20	3,623.40
1.25	Mixer Hire	2	No	2,500	5,000.00
1.26	Vibrator	12	No	500	6,000.00
1.27	Wheel Barrows	6	No	2,000	12,000.00
1.28	Unskilled Labour	34	No	700	23,800.00
1.29	Skilled Labourer	18	No	1,200	21,600.00
1.3	Mixer Operator	4	No	1,500	6,000.00
1.3	<u>Formwork</u>				
1.31	6 x 2 sawn cypress	2,720	Ft	25	68,000.00
1.32	Marine Ply	4	No	4,500	18,000.00
1.32	6" Nails	40	Kgs	220	8,800.00
1.33	Round Poles 2.4m	20	No	300	6,000.00
1.34	Skilled Labourers	9	No	700	6,300.00
1.35	Unskilled Labourers	9	No	1,200	10,800.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	523	Sm	400	209,200.00
1.42	Assorted Bars	2,570	Kgs	146	375,220.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	5,263	No	50	263,150.00
1.52	Cement	84	No	850	71,269.41
1.53	Sand	19	Ton	2,200	40,938.04
1.54	Hoop Iron	33	Roll	2,500	82,500.00
1.55	Water in 20 Litres	102	No	20	2,040.00
1.56	Unskilled Labour	43	No	700	30,100.00
1.57	Skilled Labourer	43	No	1,200	51,600.00
<i>Carried to Collection</i>					2,617,390.85

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Brought Forward				2,617,390.85
1.6	<u>Filling Works</u>				
1.61	Hardcore	213	Tons	1,500	319,500.00
1.62	Murram	253	Tons	1,500	379,500.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	4	Litres	400	1,600.00
1.65	DPM	523	Sm	250	130,750.00
	TOTAL FOR SUB STRUCTURES				3,462,740.85
	TOTAL AREA				1,998.85
	UNIT AREA				71.09
	COST OF SUB STRUCTURE				123,153.94

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
2	<u>Super Structure Walling</u>				
2.1	9" Machine Cut Blocks	1,208	No	50	60,400.00
2.2	6" Machine Cut Blocks	699	No	47	32,853.00
2.3	4" Machine Cut Blocks	0	No	45	-
2.2	Cement	27	No	850	22,909.60
2.3	Sand	6	Ton	2,200	13,159.56
2.4	Hoop Iron	8	Roll	2,800	22,400.00
2.5	Water in 20 Litres	8	No	20	160.00
2.6	Unskilled Labour	13	No	700	9,100.00
2.7	Skilled Labourer	13	No	1,200	15,600.00
2.8	DPC	1	Rolls	800	400.00
TOTAL FOR WALLING					176,982.17

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	629	Bags	850	534,650.00
3.12	Sand	53	Ton	2,200	116,600.00
3.13	Ballast	80	Ton	2,200	176,000.00
3.14	Water in 20 litres	122	No	20	2,440.00
3.15	Mixer Hire	3	No	2,500	7,500.00
3.16	Vibrator	6	No	500	3,000.00
3.17	Unskilled Labour	25	No	700	17,500.00
3.18	Skilled Labourer	13	No	1,200	15,000.00
3.2	<u>Formwork</u>				
3.21	6" Nails	200	Kgs	220	44,000.00
3.22	1000 x 600mm Trappers	837	No	300	251,100.00
3.23	Round Poles	1,242	No	200	248,400.00
3.24	Skilled Labourers	30	No	700	21,000.00
3.25	Unskilled Labourers	30	No	1,200	36,000.00
3.26	Oil	26	Ltrs	195	5,070.00
3.3	<u>Reinforcement</u>				
3.31	Assorted bars	8,184	Kgs	146	1,194,864.00
3.32	Binding Wire	5	Rolls	3,450	17,250.00
3.33	Unskilled Labour	15	No	700	10,500.00
3.34	Skilled Labourer	20	No	1,200	24,000.00
3.35	Supervisor	3	No	2,500	7,500.00
TOTAL FOR SUPERSTRUCTURE CONCRETE					2,732,374.00
	TOTAL AREA				399.77
	UNIT AREA				71.09
COST OF SUPER STRUCTURE					485,890.56

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
4	<u>WINDOWS</u>				
	<u>Windows</u>				
4.1	<u>Supply of Windows</u>				
4.11	Window size 1500 x 1200mm high overall	2	No	8,100	16,200.00
4.12	Installation Labour		Item		5,400.00
4.13	5mm thick obscure glass	39	Sf	200	7,800.00
4.14	Putty	10	Kgs	150	1,500.00
4.15	Oil/ Paraffin	10	Ltrs	200	2,000.00
TOTAL FOR WINDOWS					32,900.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5	<u>DOORS</u>				
5.1	<u>Flush Doors</u>				
5.11	900 x 2050mm high doors	0	No	10,500	-
5.12	800 x 2050mm high doors	12	No	6,000	72,000.00
5.13	100 x 50mm door frames	198	Ft	100	19,800.00
5.14	Architraves	198	Ft	45	8,910.00
5.15	Quadrants	198	Ft	25	4,950.00
5.16	Foam Filler	10	No	1,000	10,000.00
5.17	Hinges	18	Prs	350	6,300.00
5.18	Locks	12	No	800	9,600.00
5.19	Screws	4	Pkt	500	2,000.00
5.2	Unskilled Labour	12	No	700	8,400.00
5.21	Skilled Labourer	12	No	1,500	18,000.00
	<u>Mild Steel Doors</u>				
5.2	<u>Supply of Doors</u>				
5.21	Door size 900 x 2100mm high overall	0	No	7,560	-
5.22	Installation Labour		Item		-
5.23	5mm thick clear glass	0	Sf	200	-
5.3	<u>Painting</u>				
5.31	Body Primer	8	Ltrs	700	5,600.00
5.32	Gloss Oil Paint 4 Litres	8	No	2,800	22,400.00
5.33	Thinner	8	Ltrs	200	1,600.00
5.34	Brush 2"	2	No	200	400.00
5.35	Unskilled Labour	10	No	700	7,000.00
5.36	Skilled Labourer	10	No	1,200	12,000.00
TOTAL FOR DOORS					208,960.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.1	<u>Floor</u>				
6.11	Cement 50kgs bag	23	Bags	850	19,550.00
6.12	Sand	4	Tons	2,200	8,800.00
6.13	Water - 20 Litres	4	No	20	80.00
6.14	Red Oxide - kg	18	Pkt	350	6,300.00
6.15	Labour - Includes Skirtings	70	Sm	150	10,515.00
TOTAL FOR FLOOR FINISHES					45,245.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6.2	<u>Internal Wall Finishes</u>				
6.3	<u>Wall Plaster</u>				
6.31	Cement 50kgs bag	24	Bags	850	20,400.00
6.32	Sand	6	Tons	2,200	13,200.00
6.33	Lime	2	Tons	700	1,400.00
6.34	Water - 20 Litres	5	Ltrs	20	100.00
6.35	Labour	236	Sm	130	30,680.00
6.36	Labour - Key	0	Sm	150	-
6.4	<u>Wall Tiles</u>				
6.41	330 x 250mm Ceramic Tiles	40	Boxes	1,656	66,240.00
6.42	Spacers	4	Pkts	300	1,200.00
6.43	Adhesives - 25kgs	15	Bags	550	8,250.00
6.44	Grout	3	Pkts	300	900.00
6.45	Labour	64	Sm	300	19,200.00
6.5	<u>Wall Painting</u>				
6.51	Undercoat 20 Litre	2	Bkts	4,500	9,000.00
6.52	Silk Vinyl 20 Litre	1	Bkts	16,500	16,500.00
6.53	Sandpaper P100	4	Roll	2,400	9,600.00
6.54	Roller Brush	4	No	350	1,400.00
6.55	4" Brush	4	No	200	800.00
6.56	Masking Tapes	5	Pcs	50	250.00
6.57	Labour	179	Sm	100	17,900.00
TOTAL FOR WALL FINISHES					217,020.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	54	Bags	850	45,900.00
6.33	Sand	10	Tons	2,200	22,000.00
6.34	Lime	2	Tons	700	1,400.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	189	Sm	130	24,570.00
6.37	Labour - Key	321	Sm	150	48,150.00
6.41	<u>External Paint</u>				
6.42	Undercoat 20 Litre	2	Bkts	4,800	9,600.00
6.43	Weather Guard Emulsion 20 Litre	2	Bkts	16,500	33,000.00
6.44	Roller Brush	4	No	350	1,400.00
6.45	4" Brush	4	No	200	800.00
6.46	Labour	189	Sm	300	56,700.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00
TOTAL FOR EXTERNAL WALL FINISHES					525,640.00
	TOTAL AREA				399.77
	ONE ROOM AREA				71.09
TOTAL FOR EXTERNAL WALL FINISHES					93,473.12

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
7	JOINERY FIXTURES				
	<u>Countertops to Washrooms and Dhobi</u>				
7.1	<u>Concrete Works - Class 15</u>				
7.11	Cement in 50kg bags	4	Bags	750	3,000.00
7.12	Sand	1	Ton	2,200	2,200.00
7.13	Ballast	2	Ton	2,200	4,400.00
7.14	Water in 20 litres	1	No	20	27.00
7.15	Unskilled Labour	5	No	700	3,500.00
7.16	Skilled Labourer	5	No	1,200	6,000.00
7.2	<u>Formwork</u>				
7.21	6" Nails	20	Kgs	220	4,400.00
7.22	Skilled Labourers	6	No	700	4,200.00
7.23	Unskilled Labourers	6	No	1,200	7,200.00
7.3	<u>Reinforcement</u>				
7.31	BRC Meshwork A192	7	No	250	1,750.00
7.32	Unskilled Labour	5	No	700	3,500.00
7.33	Skilled Labourer	5	No	1,200	6,000.00
7.25	<u>Worktop Finishes</u>				
7.26	Cement 50kgs bag	3	Bags	750	2,250.00
7.27	Sand	1	Tons	2,200	2,200.00
7.28	Water - 20 Litres	12	Ltrs	20	240.00
7.29	Red Oxide - kg	2	Pkt	350	700.00
7.3	Labour - Includes Skirtings	7	Sm	150	1,050.00
TOTAL FOR JOINERY FIXTURES					52,617.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
8	PLUMBING INSTALLATIONS				
8.1	<u>Sanitary Fittings</u>				
8.11	Asian Toilets	6	No	3,500	21,000.00
8.12	PWD WC	0	No	12,500	-
8.13	Urinal Bowls with Flush Valves	3	No	16,500	49,500.00
8.14	Wash Hand Basins with taps	9	No	4,000	36,000.00
8.15	Showers	6	No	4,500	27,000.00
8.16	Dhobi sinks & Tap	6	No	8,000	48,000.00
8.17	Allow For Piping	1	Item	40,000	40,000.00
8.18	Labour	1	Sum	43,000	43,000.00
TOTAL FOR PLUMBING INSTALLATIONS					264,500.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F3/2		123,153.94
2	WALLING		F3/3		176,982.17
3	SUPER STRUCTURE CONCRETE		F3/4		485,890.56
4	WINDOWS		F3/5		32,900.00
5	DOORS		F3/6		208,960.00
6	FLOOR FINISHES		F3/7		45,245.00
7	INTERNAL WALL FINISHES		F3/8		217,020.00
8	EXTERNAL WALL FINISHES		F3/9		93,473.12
9	JOINERY FIXTURES		F3/10		52,617.00
10	PLUMBING INSTALLATIONS		F3/11		264,500.00
11	ELECTRICAL INSTALLATIONS				30,000.00
	TOTAL FOR WASHROOMS				1,730,741.78

ROOF FLOOR

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>Super Structure Walling</u>				
1.1	9" Machine Cut Blocks	2,384	No	50	119,200.00
1.2	6" Machine Cut Blocks	0	No	47	-
1.3	4" Machine Cut Blocks	0	No	45	-
1.2	Cement	38	No	850	32,288.34
1.3	Sand	8	Ton	1,800	15,174.68
1.4	Hoop Iron	10	Roll	2,800	28,000.00
1.5	Water in 20 Litres	10	No	20	200.00
1.6	Unskilled Labour	16	No	700	11,200.00
1.7	Skilled Labourer	16	No	1,200	19,200.00
TOTAL FOR WALLING					225,263.02

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
2	<u>SUPER STRUCTURE CONCRETE</u>				
2.1	<u>Concrete Works - Class 25</u>				
2.11	Cement in 50kg bags	117	Bags	850	99,450.00
2.12	Sand	10	Ton	1,800	18,000.00
2.13	Ballast	15	Ton	2,800	42,000.00
2.14	Water in 20 litres	23	No	20	460.00
2.15	Mixer Hire	1	No	2,500	2,500.00
2.16	Vibrator	2	No	500	1,000.00
2.17	Unskilled Labour	8	No	700	5,600.00
2.18	Skilled Labourer	4	No	1,200	4,800.00
2.2	<u>Formwork</u>				
2.21	6" Nails	50	Kgs	220	11,000.00
2.22	1000 x 600mm Trappers	172	No	300	51,600.00
2.23	Round Poles	300	No	200	60,000.00
2.24	Skilled Labourers	10	No	700	7,000.00
2.25	Unskilled Labourers	10	No	1,200	12,000.00
2.26	Oil	5	Ltrs	195	975.00
2.3	<u>Reinforcement</u>				
2.31	Assorted bars	1,340	Kgs	146	195,640.00
2.32	Binding Wire	5	Rolls	3,450	17,250.00
2.33	Unskilled Labour	5	No	700	3,500.00
2.34	Skilled Labourer	10	No	1,200	12,000.00
2.35	Supervisor	1	No	2,500	2,500.00
COST OF SUPER STRUCTURE					547,275.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
3	<u>WINDOWS</u>				
	<u>Windows</u>				
3.1	<u>Supply of Windows</u>				
3.11	Window size 900 x 1800mm high overall	5	No	7,290	36,450.00
3.12	Window size 600 x 900mm high overall	0	No	2,430	-
3.13	Installation Labour		Item		12,200.00
3.14	5mm thick clear glass	88	Sf	180	15,840.00
3.15	5mm thick obscure glass	0	Sf	200	-
3.16	Putty	5	Kgs	150	750.00
3.17	Oil/ Paraffin	3	Ltrs	200	600.00
TOTAL FOR WINDOWS					65,840.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
4	<u>DOORS</u>				
	<u>Mild Steel Doors</u>				
4.1	<u>Supply of Doors</u>				
4.11	Door size 900 x 2100mm high overall	1	No	9,450	9,450.00
4.12	Installation Labour		Item		3,780.00
4.13	5mm thick clear glass	6	Sf	180	1,080.00
4.2	<u>Painting</u>				
4.21	Body Primer	1	Ltrs	700	700.00
4.22	Gloss Oil Paint 4 Litres	1	No	2,800	2,800.00
4.23	Thinner	2	Ltrs	200	400.00
4.24	Brush 2"	2	No	200	400.00
4.25	Unskilled Labour	1	No	700	700.00
4.26	Skilled Labourer	1	No	1,200	1,200.00
TOTAL FOR DOORS					20,510.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5	<u>FINISHES</u>				
5.1	<u>Floor Finishes</u>				
5.01	<u>Floor</u>				
	Cement 50kgs bag	166	Bags	850	141,100.00
	Sand	26	Tons	1,800	46,800.00
	Water - 20 Litres	22	No	20	440.00
	Red Oxide - kg	126	Pkt	350	44,100.00
	Labour - Includes Skirtings	502	Sm	150	75,300.00
	Waterproofing	502	Sm	1,500	753,000.00
TOTAL FOR FLOOR FINISHES					1,060,740.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5.2	<u>Internal Wall Finishes</u>				
5.21	<u>Wall Plaster</u>				
5.22	Cement 50kgs bag	10	Bags	850	8,500.00
5.23	Sand	3	Tons	1,800	5,400.00
5.24	Lime	1	Tons	700	700.00
5.25	Water - 20 Litres	6	Ltrs	20	120.00
5.26	Labour	103	Sm	130	13,390.00
5.27	Labour - Key	0	Sm	150	-
5.31	<u>Wall Painting</u>				
5.32	Undercoat 4 Litre	4	Bkts	1,800	7,200.00
5.33	Silk Vinyl 4 Litre	4	Bkts	4,800	20,442.00
5.34	Sandpaper P100	1	Roll	2,400	1,200.00
5.35	Roller Brush	1	No	350	350.00
5.36	4" Brush	1	No	200	200.00
5.37	Masking Tapes	1	Pcs	50	50.00
5.38	Labour	103	Sm	100	10,300.00
TOTAL FOR INTERNAL WALL FINISHES					67,852.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5.3	<u>External Wall Finishes</u>				
5.31	<u>Wall Plaster</u>				
5.32	Cement 50kgs bag	39	Bags	850	33,150.00
5.33	Sand	9	Tons	1,800	16,200.00
5.34	Lime	0	Tons	700	-
5.35	Water - 20 Litres	24	Ltrs	20	480.00
5.36	Labour	382	Sm	130	49,660.00
5.41	<u>External Paint</u>				
5.42	Undercoat 20 Litre	4	Bkts	4,800	19,200.00
5.43	Weather Guard Emulsion 20 Litre	4	Bkts	14,500	58,000.00
5.44	Roller Brush	4	No	350	1,400.00
5.45	4" Brush	4	No	200	800.00
5.46	Labour	382	Sm	300	114,600.00
5.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00
TOTAL FOR EXTERNAL WALL FINISHES					575,370.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6	<u>BALUSTRADING</u>				
6.01	Mild Steel Balustrades to Staircases	0	Lm	4,500	-
6.02	Mild Steel Balustrades to Corridor	52	Lm	4,500	235,305.00
TOTAL FOR BALUSTRADING					235,305.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
7	HANGING LINES				
7.1	<u>Concrete Works - Class 15</u>				
7.11	50mm diameter CHS	10	Pcs	2,400	24,000.00
7.12	Anchor rods with bolts	112	Pcs	200	22,400.00
7.13	50 x 50mm angle lines	5	Pcs	1,200	6,000.00
7.14	Welding Rods	3	Ton	2,400	7,200.00
7.15	Cutting Discs	10	No	240	2,400.00
7.16	Grinding Discs	10	No	240	2,400.00
7.17	Wire strands	4	Rolls	2,500	10,000.00
7.18	Skilled Labourer	12	No	1,200	14,400.00
7.19	Unkilled Labourer	12	No	700	8,400.00
7.2	<u>Painting</u>				
7.21	Body Primer	7	Ltrs	700	4,900.00
7.22	Gloss Oil Paint 4 Litres	7	No	2,800	19,600.00
7.23	Thinner	28	Ltrs	200	5,600.00
7.24	Brush 2"	4	No	200	800.00
7.25	Unskilled Labour	5	No	700	3,500.00
7.26	Skilled Labourer	5	No	1,200	6,000.00
TOTAL FOR HANGING LINES					137,600.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	<u>SUMMARY</u>		Page		
1	WALLING		F4/1		225,263.02
2	SUPER STRUCTURE CONCRETE		F4/2		547,275.00
3	WINDOWS		F4/3		65,840.00
4	DOORS		F4/4		20,510.00
5	FLOOR FINISHES		F4/5		1,060,740.00
6	INTERNAL WALL FINISHES		F4/6		67,852.00
7	EXTERNAL WALL FINISHES		F4/7		575,370.00
8	BALUSTRADING		F4/8		235,305.00
9	HANGING LINES		F4/9		137,600.00
10	ELECTRICAL INSTALLATIONS				15,000.00
	TOTAL FOR ROOF				2,950,755.02

CIRCULATION SPACE

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>COMMON AREAS FINISHES</u>				
1.1	<u>Staircase Finishes</u>				
1.11	Cement 50kgs bag	8	Bags	850	6,800.00
1.12	Sand	2	Tons	2,200	4,400.00
1.13	Water - 20 Litres	42	Ltrs	20	840.00
1.14	Red Oxide - kg	6	Pkt	350	2,100.00
1.15	Labour - Includes Skirtings	24	Sm	400	9,600.00
1.2	<u>Corridor Finishes</u>				
1.21	Cement 50kgs bag	99	Bags	850	84,150.00
1.22	Sand	16	Tons	2,200	35,200.00
1.23	Water - 20 Litres	518	Ltrs	20	10,360.00
1.24	Red Oxide - kg	75	Pkt	350	26,250.00
1.25	Labour - Includes Skirtings	300	Sm	250	75,000.00
TOTAL FOR COMMON AREA FINISHES					254,700.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
2	<u>BALUSTRADING</u>				
2.01	Mild Steel Balustrades to Staircases	17	Lm	5,500	93,500.00
2.02	Mild Steel Balustrades to Corridor	52	Lm	5,500	287,595.00
TOTAL FOR BALUSTRADING					381,095.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	<u>SUMMARY</u>		Page		
1	COMMON AREA FINISHES		F5/1		254,700.00
2	BALUSTRADING		F5/2		381,095.00
3	ELECTRICAL INSTALLATIONS				25,000.00
TOTAL FOR CIRCULATION SPACE					660,795.00