
PROPOSED SOCIAL HOUSING - TYPOLOGY 3

MIXED UNITS

ARCHITECTS

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

QUANTITY SURVEYORS

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

AUGUST 2024

COST SUMMARY

PROJECT DETAILS									
Project	Proposed Social Housing - Typology 3					OVERALL COST/M ² (GBA)	KES	26,345	
Location	Nairobi - Kenya								
Area (GBA)	2,891m 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	Studio Units	18	68	1,239	528,671.11	35,949,635.36	29,016.00	47.2%	
A.2	One Bedroom Unit	28	26	736	751,729.15	19,544,957.78	26,572.00	25.7%	
A.3	Two Bedroom Unit	36	4	142	909,418.66	3,637,674.64	25,553.00	4.8%	
A.4	Two Bedroom Unit - Ensuite	47	2	94	1,165,301.39	2,330,602.79	24,916.00	3.1%	
A.5	Circulation Space	113	6	680	618,845.00	3,713,070.00	5,458.00	4.9%	
A.6	Roof	502	1	502	2,633,313.18	2,633,313.18	5,246.00	3.5%	
	Total for Units			2,891		67,809,253.75	23,457.89	89.04%	
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	103.78	0.4%	
B.2	Landscaping - 180 Sm					<i>Omitted</i>	<i>Omitted</i>	<i>Omitted</i>	
B.3	Stormwater Drainage (Provisional)					250,000.00	86.48	0.3%	
B.4	Foulwater Drainage (Provisional)					200,000.00	69.19	0.3%	
B.5	Boundary Wall					1,955,462.68	676.47	2.6%	
	Sub-total					2,705,462.68	935.93	3.55%	
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%					3,525,736.00	1,219.69	4.6%	
C.2	Contingency Sum @ 3%					2,115,442.00	731.81	2.8%	
	Sub-total					5,641,178.00	1,951.51	7.41%	
D	TOTAL PROJECT ESTIMATE					76,155,895.00	26,346.00	100.00%	

STUDIO UNITS

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	15	No	1,500	22,500.00
1.12	Spades	15	No	1,200	18,000.00
1.13	Unskilled Labourers	126	No	700	88,200.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	852	Bags	850	724,200.00
1.22	Sand	75	Ton	2,200	165,000.00
1.23	Ballast	114	Ton	2,200	250,800.00
1.24	Water in 20 litres	172	No	20	3,438.45
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	32	No	700	22,400.00
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	2,785	Ft	25	69,625.00
1.32	Marine Ply	5	No	4,500	22,500.00
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	10	No	700	7,000.00
1.35	Unskilled Labourers	10	No	1,200	12,000.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	484	Sm	400	193,600.00
1.42	Assorted Bars	3,920	Kgs	146	572,320.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	5,900	No	50	295,000.00
1.52	Cement	94	No	850	79,902.99
1.53	Sand	21	Ton	2,200	45,897.28
1.54	Hoop Iron	27	Roll	2,500	67,500.00
1.55	Water in 20 Litres	114	No	20	2,280.00
1.56	Unskilled Labour	48	No	700	33,600.00
1.57	Skilled Labourer	48	No	1,200	57,600.00
<i>Carried to Collection</i>					2,818,763.72
<i>Brought Forward</i>					2,818,763.72
1.6	<u>Filling Works</u>				
1.61	Hardcore	199	Tons	1,500	298,500.00
1.62	Murram	280	Tons	1,500	420,000.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	8	Litres	400	3,200.00
1.65	DPM	484	Sm	250	121,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUB STRUCTURES					3,675,463.72
TOTAL AREA					1,833.84
UNIT AREA					18.59
COST OF SUB STRUCTURE					37,258.91
2	Super Structure Walling				
2.1	9" Machine Cut Blocks	7,761	No	50	388,050.00
2.2	6" Machine Cut Blocks	0	No	47	-
2.3	4" Machine Cut Blocks	1,703	No	45	76,635.00
2.2	Cement	131	No	850	111,299.03
2.3	Sand	29	Ton	2,200	63,931.56
2.4	Hoop Iron	38	Roll	2,800	106,400.00
2.5	Water in 20 Litres	728	No	20	14,560.00
2.6	Unskilled Labour	61	No	700	42,700.00
2.7	Skilled Labourer	61	No	1,200	73,200.00
2.8	DPC	4	Rolls	800	3,200.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	TOTAL FOR WALLING				879,975.59
	TOTAL AREA				366.56
	UNIT AREA				18.59
	TOTAL FOR WALLING				44,627.75
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	598	Bags	850	508,300.00
3.12	Sand	50	Ton	2,200	110,000.00
3.13	Ballast	76	Ton	2,200	167,200.00
3.14	Water in 20 litres	116	No	20	2,320.00
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	777	No	300	233,100.00
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	7,902	Kgs	146	1,153,692.00
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

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUPERSTRUCTURE CONCRETE					2,631,332.00
	TOTAL AREA				366.56
	UNIT AREA				18.59
COST OF SUPER STRUCTURE					133,447.35
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	8,910	8,910.00
4.12	Window size 600 x 900mm high overall	2	No	2,970	5,940.00
4.13	Installation Labour		Item		6,800.00
4.14	5mm thick clear glass	30	Sf	180	5,400.00
4.15	5mm thick obscure glass	6	Sf	200	1,200.00
4.16	Putty	10	Kgs	150	1,500.00
4.17	Oil/ Paraffin	3	Ltrs	200	600.00
4.18	Curtain Rods	3	Lm	1,300	3,900.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WINDOWS					34,250.00
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	1	No	6,500	6,500.00
5.13	100 x 50mm door frames	16	Ft	100	1,620.00
5.14	Architraves	16	Ft	45	729.00
5.15	Quadrants	16	Ft	25	405.00
5.16	Foam Filler	2	No	1,000	2,000.00
5.17	Hinges	2	Prs	350	700.00
5.18	Locks	1	No	800	800.00
5.19	Screws	4	Pkt	500	2,000.00
5.2	Unskilled Labour	3	No	700	2,100.00
5.21	Skilled Labourer	3	No	1,500	4,500.00
	<u>Mild Steel Doors</u>				
5.1	<u>Supply of Doors</u>				
5.11	Door size 900 x 2100mm high overall	1	No	12,285	12,285.00
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	2	No	2,800	5,600.00
5.23	Thinner	2	Ltrs	200	400.00
5.24	Brush 2"	2	No	200	400.00
5.25	Unskilled Labour	3	No	700	2,100.00
5.26	Skilled Labourer	3	No	1,200	3,600.00
5.27	Filler	2	Bkts	2,400	4,800.00
TOTAL FOR DOORS					56,099.00
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.01	<u>Floor</u>				
	Cement 50kgs bag	6	Bags	850	5,100.00
	Sand	1	Tons	2,200	2,200.00
	Water - 20 Litres	1	No	20	20.00
	Red Oxide - kg	5	Pkt	350	1,750.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Labour - Includes Skirtings	18	Sm	150	2,709.00
6.02	Floor Tiles				
	330 x 250mm Ceramic Tiles	2	Boxes	1,656	3,312.00
	Spacers	1	Pkts	300	300.00
	Adhesives - 25kgs	1	Bags	550	550.00
	Grout	1	Pkts	300	300.00
	Labour	3	Sm	300	900.00
TOTAL FOR FLOOR FINISHES					17,141.00
6.2	Internal Wall Finishes				
6.21	Wall Plaster				
6.22	Cement 50kgs bag	8	Bags	850	6,800.00
6.23	Sand	2	Tons	2,200	4,400.00
6.24	Lime	1	Tons	700	700.00
6.25	Water - 20 Litres	6	Ltrs	20	120.00
6.26	Labour	58	Sm	130	7,540.00
6.27	Labour - Key	19	Sm	150	2,850.00
6.31	Wall Tiles				
6.32	330 x 250mm Ceramic Tiles	5	Boxes	1,656	8,280.00
6.33	Spacers	1	Pkts	300	300.00
6.34	Adhesives - 25kgs	2	Bags	550	1,100.00
6.35	Grout	1	Pkts	300	300.00
6.36	Labour	8	Sm	300	2,400.00
6.41	Wall Painting				
6.42	Undercoat 4 Litre	3	Bkts	1,800	5,400.00
6.43	Silk Vinyl 4 Litre	3	Bkts	4,800	14,400.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
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	3	Pcs	50	150.00
6.48	Labour	52	Sm	100	5,200.00
TOTAL FOR INTERNAL WALL FINISHES					61,690.00
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	47	Bags	850	39,950.00
6.33	Sand	9	Tons	2,200	19,800.00
6.34	Lime	1	Tons	700	700.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	160	Sm	130	20,800.00
6.37	Labour - Key	273	Sm	150	40,950.00
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	6	No	350	2,100.00
6.45	4" Brush	6	No	200	1,200.00
6.46	Labour	160	Sm	300	48,000.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR EXTERNAL WALL FINISHES					498,220.00
	TOTAL AREA				366.56
	UNIT AREA				18.59
TOTAL FOR EXTERNAL WALL FINISHES					25,267.10
8	JOINERY FIXTURES				
	<u>Countertops to Kitchens</u>				
8.1	Concrete Works - Class 15				
8.11	Cement in 50kg bags	1	Bags	750	750.00
8.12	Sand	1	Ton	2,200	2,200.00
8.13	Ballast	1	Ton	2,200	2,200.00
8.14	Water in 20 litres	1	No	20	20.00
8.15	Unskilled Labour	1	No	700	700.00
8.16	Skilled Labourer	1	No	1,200	1,200.00
8.2	Formwork				
8.21	6" Nails	4	Kgs	220	880.00
8.22	Skilled Labourers	1	No	700	700.00
8.23	Unskilled Labourers	1	No	1,200	1,200.00
8.3	Reinforcement				
8.31	BRC Meshwork A192	2	Sm	250	500.00
8.32	Unskilled Labour	1	No	700	700.00
8.33	Skilled Labourer	1	No	1,200	1,200.00
8.25	Worktop Finishes				
8.26	Cement 50kgs bag	1	Bags	750	750.00
8.27	Sand	1	Tons	2,200	2,200.00
8.28	Water - 20 Litres	2	Ltrs	20	40.00
8.29	Red Oxide - kg	1	Pkt	350	350.00
8.3	Labour - Includes Skirtings	2	Sm	150	300.00
TOTAL FOR JOINERY					15,890.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
9	PLUMBING INSTALLATIONS				
9.1	<u>Sanitary Fittings</u>				
9.11	Water Closet	1	No	13,000	13,000.00
9.12	Wash Hand Basins with taps	1	No	4,000	4,000.00
9.13	Showers	1	No	4,500	4,500.00
9.14	Kitchen sinks & Tap	1	No	12,000	12,000.00
9.15	Allow For Piping	1	Item	15,000	15,000.00
9.16	Labour	1	Sum	9,500	9,500.00
TOTAL FOR PLUMBING INSTALLATIONS					58,000.00
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F1/2		37,258.91
2	WALLING		F1/3		44,627.75
3	SUPER STRUCTURE CONCRETE		F1/4		133,447.35
4	WINDOWS		F1/5		34,250.00
5	DOORS		F1/6		56,099.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
6	FLOOR FINISHES		F1/7		17,141.00
7	INTERNAL WALL FINISHES		F1/8		61,690.00
8	EXTERNAL WALL FINISHES		F1/9		25,267.10
9	JOINERY		F1/10		15,890.00
10	PLUMBING INSTALLATIONS		F1/11		58,000.00
11	ELECTRICAL INSTALLATIONS				45,000.00
	TOTAL FOR STUDIO UNITS				528,671.11

ONE BEDROOM UNITS

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	15	No	1,500	22,500.00
1.12	Spades	15	No	1,200	18,000.00
1.13	Unskilled Labourers	126	No	700	88,200.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	852	Bags	850	724,200.00
1.22	Sand	75	Ton	2,200	165,000.00
1.23	Ballast	114	Ton	2,200	250,800.00
1.24	Water in 20 litres	172	No	20	3,438.45
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	32	No	700	22,400.00
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	2,785	Ft	25	69,625.00
1.32	Marine Ply	5	No	4,500	22,500.00
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	10	No	700	7,000.00
1.35	Unskilled Labourers	10	No	1,200	12,000.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	484	Sm	400	193,600.00
1.42	Assorted Bars	3,920	Kgs	146	572,320.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	5,900	No	50	295,000.00
1.52	Cement	94	No	850	79,902.99
1.53	Sand	21	Ton	2,200	45,897.28
1.54	Hoop Iron	27	Roll	2,500	67,500.00
1.55	Water in 20 Litres	114	No	20	2,280.00
1.56	Unskilled Labour	48	No	700	33,600.00
1.57	Skilled Labourer	48	No	1,200	57,600.00
<i>Carried to Collection</i>					2,818,763.72
	<i>Brought Forward</i>				2,818,763.72
1.6	<u>Filling Works</u>				
1.61	Hardcore	199	Tons	1,500	298,500.00
1.62	Murram	280	Tons	1,500	420,000.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	8	Litres	400	3,200.00
1.65	DPM	484	Sm	250	121,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUB STRUCTURES					3,675,463.72
TOTAL AREA					1,833.84
UNIT AREA					28.29
COST OF SUB STRUCTURE					56,700.08
2	Super Structure Walling				
2.1	9" Machine Cut Blocks	7,761	No	50	388,050.00
2.2	6" Machine Cut Blocks	0	No	47	-
2.3	4" Machine Cut Blocks	1,703	No	45	76,635.00
2.2	Cement	131	No	850	111,299.03
2.3	Sand	29	Ton	2,200	63,931.56
2.4	Hoop Iron	38	Roll	2,800	106,400.00
2.5	Water in 20 Litres	728	No	20	14,560.00
2.6	Unskilled Labour	61	No	700	42,700.00
2.7	Skilled Labourer	61	No	1,200	73,200.00
2.8	Supervisor	5	No	2,000	10,000.00
2.9	DPC	4	Rolls	800	3,200.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	TOTAL FOR WALLING				889,975.59
	TOTAL AREA				366.56
	UNIT AREA				28.29
	TOTAL FOR WALLING				68,685.64
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	598	Bags	850	508,300.00
3.12	Sand	50	Ton	2,200	110,000.00
3.13	Ballast	76	Ton	2,200	167,200.00
3.14	Water in 20 litres	116	No	20	2,320.00
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	777	No	300	233,100.00
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	7,902	Kgs	146	1,153,692.00
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

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUPERSTRUCTURE CONCRETE					2,631,332.00
	TOTAL AREA				366.56
	UNIT AREA				28.29
COST OF SUPER STRUCTURE					203,078.30
4	<u>WINDOWS</u>				
	<u>Windows</u>				
4.1	<u>Supply of Windows</u>				
4.11	Window size 900 x 1800mm high overall	2	No	8,910	17,820.00
4.12	Window size 600 x 900mm high overall	2	No	2,970	5,940.00
4.13	Installation Labour		Item		10,800.00
4.14	5mm thick clear glass	47	Sf	180	8,460.00
4.15	5mm thick obscure glass	12	Sf	200	2,400.00
4.16	Putty	10	Kgs	150	1,500.00
4.17	Oil/ Paraffin	3	Ltrs	200	600.00
4.18	Curtain Rods	3	Lm	1,300	3,900.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WINDOWS					51,420.00
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	2	No	6,500	13,000.00
5.13	100 x 50mm door frames	32	Ft	100	3,240.00
5.14	Architraves	32	Ft	45	1,458.00
5.15	Quadrants	32	Ft	25	810.00
5.16	Foam Filler	4	No	1,000	4,000.00
5.17	Hinges	3	Prs	350	1,050.00
5.18	Locks	2	No	800	1,600.00
5.19	Screws	4	Pkt	500	2,000.00
5.2	Unskilled Labour	6	No	700	4,200.00
5.21	Skilled Labourer	6	No	1,500	9,000.00
	<u>Mild Steel Doors</u>				
5.1	<u>Supply of Doors</u>				
5.11	Door size 900 x 2100mm high overall	1	No	12,285	12,285.00
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	3	No	2,800	8,400.00
5.23	Thinner	4	Ltrs	200	800.00
5.24	Brush 2"	4	No	200	800.00
5.25	Unskilled Labour	6	No	700	4,200.00
5.26	Skilled Labourer	6	No	1,200	7,200.00
5.27	Filler	6	Bkts	2,400	14,400.00
TOTAL FOR DOORS					94,003.00
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.01	<u>Floor</u>				
	Cement 50kgs bag	11	Bags	850	9,350.00
	Sand	2	Tons	2,200	4,400.00
	Water - 20 Litres	2	No	20	40.00
	Red Oxide - kg	9	Pkt	350	3,150.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Labour - Includes Skirtings	33	Sm	150	4,959.00
6.02	Floor Tiles				
	330 x 250mm Ceramic Tiles	2	Boxes	1,656	3,312.00
	Spacers	1	Pkts	300	300.00
	Adhesives - 25kgs	1	Bags	550	550.00
	Grout	1	Pkts	300	300.00
	Labour	3	Sm	300	900.00
TOTAL FOR FLOOR FINISHES					27,261.00
6.2	Internal Wall Finishes				
6.21	Wall Plaster				
6.22	Cement 50kgs bag	10	Bags	850	8,500.00
6.23	Sand	3	Tons	2,200	6,600.00
6.24	Lime	1	Tons	700	700.00
6.25	Water - 20 Litres	6	Ltrs	20	120.00
6.26	Labour	83	Sm	130	10,790.00
6.27	Labour - Key	21	Sm	150	3,150.00
6.31	Wall Tiles				
6.32	330 x 250mm Ceramic Tiles	5	Boxes	1,656	8,280.00
6.33	Spacers	1	Pkts	300	300.00
6.34	Adhesives - 25kgs	2	Bags	550	1,100.00
6.35	Grout	1	Pkts	300	300.00
6.36	Labour	7	Sm	300	2,100.00
6.41	Wall Painting				
6.42	Undercoat 4 Litre	4	Bkts	1,800	7,200.00
6.43	Silk Vinyl 4 Litre	4	Bkts	4,800	19,200.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
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	3	Pcs	50	150.00
6.48	Labour	78	Sm	100	7,800.00
TOTAL FOR INTERNAL WALL FINISHES					78,040.00
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	47	Bags	850	39,950.00
6.33	Sand	9	Tons	2,200	19,800.00
6.34	Lime	1	Tons	700	700.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	160	Sm	130	20,800.00
6.37	Labour - Key	273	Sm	150	40,950.00
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	6	No	350	2,100.00
6.45	4" Brush	6	No	200	1,200.00
6.46	Labour	160	Sm	300	48,000.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR EXTERNAL WALL FINISHES					498,220.00
	TOTAL AREA				366.56
	UNIT AREA				28.29
TOTAL FOR EXTERNAL WALL FINISHES					38,451.12
7	JOINERY FIXTURES				
	Countertops to Kitchens				
7.1	Concrete Works - Class 15				
7.11	Cement in 50kg bags	1	Bags	850	850.00
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	Formwork				
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	Reinforcement				
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	Worktop Finishes				
7.26	Cement 50kgs bag	1	Bags	850	850.00
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					16,090.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
8	PLUMBING INSTALLATIONS				
8.1	<u>Sanitary Fittings</u>				
8.11	Water Closet	1	No	13,000	13,000.00
8.12	Wash Hand Basins with taps	1	No	4,000	4,000.00
8.13	Showers	1	No	4,500	4,500.00
8.14	Kitchen sinks & Tap	1	No	12,000	12,000.00
8.15	Allow For Piping	1	Item	15,000	15,000.00
8.16	Labour	1	Sum	9,500	9,500.00
TOTAL FOR PLUMBING INSTALLATIONS					58,000.00
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F2/2		56,700.08
2	WALLING		F2/3		68,685.64
3	SUPER STRUCTURE CONCRETE		F2/4		203,078.30
4	WINDOWS		F2/5		51,420.00
5	DOORS		F2/6		94,003.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
6	FLOOR FINISHES		F2/7		27,261.00
7	INTERNAL WALL FINISHES		F2/8		78,040.00
8	EXTERNAL WALL FINISHES		F2/9		38,451.12
9	JOINERY		F2/12		16,090.00
10	PLUMBING INSTALLATIONS		F2/13		58,000.00
11	ELECTRICAL INSTALLATIONS				60,000.00
	TOTAL FOR ONE BEDROOM UNITS				751,729.15

TWO BEDROOM UNITS

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	15	No	1,500	22,500.00
1.12	Spades	15	No	1,200	18,000.00
1.13	Unskilled Labourers	126	No	700	88,200.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	852	Bags	850	724,200.00
1.22	Sand	75	Ton	2,200	165,000.00
1.23	Ballast	114	Ton	2,200	250,800.00
1.24	Water in 20 litres	172	No	20	3,438.45
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	32	No	700	22,400.00
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	2,785	Ft	25	69,625.00
1.32	Marine Ply	5	No	4,500	22,500.00
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	10	No	700	7,000.00
1.35	Unskilled Labourers	10	No	1,200	12,000.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	484	Sm	400	193,600.00
1.42	Assorted Bars	3,920	Kgs	146	572,320.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	5,900	No	50	295,000.00
1.52	Cement	94	No	850	79,902.99
1.53	Sand	21	Ton	2,200	45,897.28
1.54	Hoop Iron	27	Roll	2,500	67,500.00
1.55	Water in 20 Litres	114	No	20	2,280.00
1.56	Unskilled Labour	48	No	700	33,600.00
1.57	Skilled Labourer	48	No	1,200	57,600.00
<i>Carried to Collection</i>					2,818,763.72
<i>Brought Forward</i>					2,818,763.72
1.6	<u>Filling Works</u>				
1.61	Hardcore	199	Tons	1,500	298,500.00
1.62	Murram	280	Tons	1,500	420,000.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	8	Litres	400	3,200.00
1.65	DPM	484	Sm	250	121,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUB STRUCTURES					3,675,463.72
TOTAL AREA					1,835.40
UNIT AREA					35.59
COST OF SUB STRUCTURE					71,270.43
2	Super Structure Walling				
2.1	9" Machine Cut Blocks	7,501	No	50	375,050.00
2.2	6" Machine Cut Blocks	0	No	47	-
2.3	4" Machine Cut Blocks	1,170	No	45	52,650.00
2.2	Cement	123	No	850	104,709.90
2.3	Sand	27	Ton	2,200	60,146.68
2.4	Hoop Iron	35	Roll	2,800	98,000.00
2.5	Water in 20 Litres	667	No	20	13,340.00
2.6	Unskilled Labour	56	No	700	39,200.00
2.7	Skilled Labourer	56	No	1,200	67,200.00
2.8	Supervisor	5	No	2,000	10,000.00
2.9	DPC	4	Rolls	800	3,200.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	TOTAL FOR WALLING				823,496.58
	TOTAL AREA				367.08
	UNIT AREA				35.59
	TOTAL FOR WALLING				79,841.57
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	598	Bags	850	508,300.00
3.12	Sand	50	Ton	2,200	110,000.00
3.13	Ballast	76	Ton	2,200	167,200.00
3.14	Water in 20 litres	116	No	20	2,320.00
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	777	No	300	233,100.00
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	7,902	Kgs	146	1,153,692.00
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

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUPERSTRUCTURE CONCRETE					2,631,332.00
	TOTAL AREA				367.08
	UNIT AREA				35.59
COST OF SUPER STRUCTURE					255,119.06
4	<u>WINDOWS</u>				
	<u>Windows</u>				
4.1	<u>Supply of Windows</u>				
4.11	Window size 900 x 1800mm high overall	3	No	8,910	26,730.00
4.12	Window size 600 x 900mm high overall	2	No	2,970	5,940.00
4.13	Installation Labour		Item		14,900.00
4.14	5mm thick clear glass	64	Sf	180	11,520.00
4.15	5mm thick obscure glass	12	Sf	200	2,400.00
4.16	Putty	10	Kgs	150	1,500.00
4.17	Oil/ Paraffin	3	Ltrs	200	600.00
4.18	Curtain Rods	4	Lm	1,300	5,200.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WINDOWS					68,790.00
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	3	No	6,500	19,500.00
5.13	100 x 50mm door frames	49	Ft	100	4,860.00
5.14	Architraves	49	Ft	45	2,187.00
5.15	Quadrants	49	Ft	25	1,215.00
5.16	Foam Filler	6	No	1,000	6,000.00
5.17	Hinges	5	Prs	350	1,750.00
5.18	Locks	3	No	800	2,400.00
5.19	Screws	4	Pkt	500	2,000.00
5.2	Unskilled Labour	9	No	700	6,300.00
5.21	Skilled Labourer	9	No	1,500	13,500.00
	<u>Mild Steel Doors</u>				
5.1	<u>Supply of Doors</u>				
5.11	Door size 900 x 2100mm high overall	1	No	12,285	12,285.00
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	4	Ltrs	700	2,800.00
5.22	Gloss Oil Paint 4 Litres	3	No	2,800	8,400.00
5.23	Thinner	8	Ltrs	200	1,600.00
5.24	Brush 2"	4	No	200	800.00
5.25	Unskilled Labour	9	No	700	6,300.00
5.26	Skilled Labourer	9	No	1,200	10,800.00
5.27	Filler	3	Bkts	2,400	7,200.00
TOTAL FOR DOORS					114,757.00
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.01	<u>Floor</u>				
	Cement 50kgs bag	14	Bags	850	11,900.00
	Sand	3	Tons	2,200	6,600.00
	Water - 20 Litres	2	No	20	40.00
	Red Oxide - kg	11	Pkt	350	3,850.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Labour - Includes Skirtings	42	Sm	150	6,264.00
6.02	Floor Tiles				
	330 x 250mm Ceramic Tiles	2	Boxes	1,656	3,312.00
	Spacers	1	Pkts	300	300.00
	Adhesives - 25kgs	1	Bags	550	550.00
	Grout	1	Pkts	300	300.00
	Labour	3	Sm	300	900.00
TOTAL FOR FLOOR FINISHES					34,016.00
6.2	Internal Wall Finishes				
6.21	Wall Plaster				
6.22	Cement 50kgs bag	13	Bags	850	11,050.00
6.23	Sand	3	Tons	2,200	6,600.00
6.24	Lime	1	Tons	700	700.00
6.25	Water - 20 Litres	9	Ltrs	20	180.00
6.26	Labour	109	Sm	130	14,170.00
6.27	Labour - Key	21	Sm	150	3,150.00
6.31	Wall Tiles				
6.32	330 x 250mm Ceramic Tiles	5	Boxes	1,656	8,280.00
6.33	Spacers	1	Pkts	300	300.00
6.34	Adhesives - 25kgs	2	Bags	550	1,100.00
6.35	Grout	1	Pkts	300	300.00
6.36	Labour	7	Sm	300	2,100.00
6.41	Wall Painting				
6.42	Undercoat 4 Litre	5	Bkts	1,800	9,000.00
6.43	Silk Vinyl 4 Litre	5	Bkts	4,800	24,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
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	3	Pcs	50	150.00
6.48	Labour	104	Sm	100	10,400.00
TOTAL FOR INTERNAL WALL FINISHES					93,230.00
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	47	Bags	850	39,950.00
6.33	Sand	9	Tons	2,200	19,800.00
6.34	Lime	1	Tons	700	700.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	160	Sm	130	20,800.00
6.37	Labour - Key	273	Sm	150	40,950.00
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	6	No	350	2,100.00
6.45	4" Brush	6	No	200	1,200.00
6.46	Labour	160	Sm	300	48,000.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR EXTERNAL WALL FINISHES					498,220.00
	TOTAL AREA				367.08
	UNIT AREA				35.59
TOTAL FOR EXTERNAL WALL FINISHES					48,304.59
7	JOINERY FIXTURES				
	<u>Countertops to Kitchens</u>				
7.1	Concrete Works - Class 15				
7.11	Cement in 50kg bags	1	Bags	850	850.00
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	Formwork				
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	Reinforcement				
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	Worktop Finishes				
7.26	Cement 50kgs bag	1	Bags	850	850.00
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					16,090.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
8	PLUMBING INSTALLATIONS				
8.1	<u>Sanitary Fittings</u>				
8.11	Water Closet	1	No	13,000	13,000.00
8.12	Wash Hand Basins with taps	1	No	4,000	4,000.00
8.13	Showers	1	No	4,500	4,500.00
8.14	Kitchen sinks & Tap	1	No	12,000	12,000.00
8.15	Allow For Piping	1	Item	15,000	15,000.00
8.16	Labour	1	Sum	9,500	9,500.00
TOTAL FOR PLUMBING INSTALLATIONS					58,000.00
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F3/2		71,270.43
2	WALLING		F3/3		79,841.57
3	SUPER STRUCTURE CONCRETE		F3/4		255,119.06
4	WINDOWS		F3/5		68,790.00
5	DOORS		F3/6		114,757.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
6	FLOOR FINISHES		F3/7		34,016.00
7	INTERNAL WALL FINISHES		F3/8		93,230.00
8	EXTERNAL WALL FINISHES		F3/9		48,304.59
9	JOINERY		F3/10		16,090.00
10	PLUMBING INSTALLATIONS		F3/11		58,000.00
11	ELECTRICAL INSTALLATIONS				70,000.00
	TOTAL FOR TWO BEDROOM UNITS				909,418.66

TWO BEDROOM ENSUITE UNITS

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	15	No	1,500	22,500.00
1.12	Spades	15	No	1,200	18,000.00
1.13	Unskilled Labourers	126	No	700	88,200.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	852	Bags	850	724,200.00
1.22	Sand	75	Ton	2,200	165,000.00
1.23	Ballast	114	Ton	2,200	250,800.00
1.24	Water in 20 litres	172	No	20	3,438.45
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	32	No	700	22,400.00
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	2,785	Ft	25	69,625.00
1.32	Marine Ply	5	No	4,500	22,500.00
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	10	No	700	7,000.00
1.35	Unskilled Labourers	10	No	1,200	12,000.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	484	Sm	400	193,600.00
1.42	Assorted Bars	3,920	Kgs	146	572,320.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	5,900	No	50	295,000.00
1.52	Cement	94	No	850	79,902.99
1.53	Sand	21	Ton	2,200	45,897.28
1.54	Hoop Iron	27	Roll	2,500	67,500.00
1.55	Water in 20 Litres	114	No	20	2,280.00
1.56	Unskilled Labour	48	No	700	33,600.00
1.57	Skilled Labourer	48	No	1,200	57,600.00
<i>Carried to Collection</i>					2,818,763.72
<i>Brought Forward</i>					2,818,763.72
1.6	<u>Filling Works</u>				
1.61	Hardcore	199	Tons	1,500	298,500.00
1.62	Murram	280	Tons	1,500	420,000.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	8	Litres	400	3,200.00
1.65	DPM	484	Sm	250	121,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUB STRUCTURES					3,675,463.72
TOTAL AREA					1,835.40
UNIT AREA					46.77
COST OF SUB STRUCTURE					93,658.84
2	Super Structure Walling				
2.1	9" Machine Cut Blocks	7,501	No	50	375,050.00
2.2	6" Machine Cut Blocks	0	No	47	-
2.3	4" Machine Cut Blocks	1,170	No	45	52,650.00
2.2	Cement	123	No	850	104,709.90
2.3	Sand	27	Ton	2,200	60,146.68
2.4	Hoop Iron	35	Roll	2,800	98,000.00
2.5	Water in 20 Litres	667	No	20	13,340.00
2.6	Unskilled Labour	56	No	700	39,200.00
2.7	Skilled Labourer	56	No	1,200	67,200.00
2.8	Supervisor	5	No	2,000	10,000.00
2.9	DPC	4	Rolls	800	3,200.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WALLING					823,496.58
TOTAL AREA					367.08
UNIT AREA					46.77
TOTAL FOR WALLING					104,922.46
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	598	Bags	850	508,300.00
3.12	Sand	50	Ton	2,200	110,000.00
3.13	Ballast	76	Ton	2,200	167,200.00
3.14	Water in 20 litres	116	No	20	2,320.00
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	777	No	300	233,100.00
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	7,902	Kgs	146	1,153,692.00
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

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR SUPERSTRUCTURE CONCRETE					2,631,332.00
	TOTAL AREA				367.08
	UNIT AREA				46.77
COST OF SUPER STRUCTURE					335,260.43
4	<u>WINDOWS</u>				
	<u>Windows</u>				
4.1	<u>Supply of Windows</u>				
4.11	Window size 900 x 1800mm high overall	3	No	8,910	26,730.00
4.12	Window size 600 x 900mm high overall	3	No	2,970	8,910.00
4.13	Installation Labour		Item		16,200.00
4.14	5mm thick clear glass	70	Sf	180	12,600.00
4.15	5mm thick obscure glass	18	Sf	200	3,600.00
4.16	Putty	10	Kgs	150	1,500.00
4.17	Oil/ Paraffin	3	Ltrs	200	600.00
4.18	Curtain Rods	5	Lm	1,300	6,500.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WINDOWS					76,640.00
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	4	No	6,500	26,000.00
5.13	100 x 50mm door frames	65	Ft	100	6,480.00
5.14	Architraves	65	Ft	45	2,916.00
5.15	Quadrants	65	Ft	25	1,620.00
5.16	Foam Filler	6	No	1,000	6,000.00
5.17	Hinges	6	Prs	350	2,100.00
5.18	Locks	4	No	800	3,200.00
5.19	Screws	4	Pkt	500	2,000.00
5.2	Unskilled Labour	9	No	700	6,300.00
5.21	Skilled Labourer	9	No	1,500	13,500.00
	<u>Mild Steel Doors</u>				
5.1	<u>Supply of Doors</u>				
5.11	Door size 900 x 2100mm high overall	1	No	12,285	12,285.00
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	4	Ltrs	700	2,800.00
5.22	Gloss Oil Paint 4 Litres	3	No	2,800	8,400.00
5.23	Thinner	8	Ltrs	200	1,600.00
5.24	Brush 2"	4	No	200	800.00
5.25	Unskilled Labour	12	No	700	8,400.00
5.26	Skilled Labourer	12	No	1,200	14,400.00
5.27	Filler	3	Bkts	2,400	7,200.00
TOTAL FOR DOORS					130,861.00
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.01	<u>Floor</u>				
	Cement 50kgs bag	15	Bags	850	12,750.00
	Sand	3	Tons	2,200	6,600.00
	Water - 20 Litres	2	No	20	40.00
	Red Oxide - kg	12	Pkt	350	4,200.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Labour - Includes Skirtings	46	Sm	150	6,828.00
6.02	Floor Tiles				
	330 x 250mm Ceramic Tiles	4	Boxes	1,656	6,624.00
	Spacers	1	Pkts	300	300.00
	Adhesives - 25kgs	2	Bags	550	1,100.00
	Grout	1	Pkts	300	300.00
	Labour	6	Sm	300	1,800.00
TOTAL FOR FLOOR FINISHES					40,542.00
6.2	Internal Wall Finishes				
6.21	Wall Plaster				
6.22	Cement 50kgs bag	15	Bags	850	12,750.00
6.23	Sand	4	Tons	2,200	8,800.00
6.24	Lime	1	Tons	700	700.00
6.25	Water - 20 Litres	9	Ltrs	20	180.00
6.26	Labour	129	Sm	130	16,770.00
6.27	Labour - Key	21	Sm	150	3,150.00
6.31	Wall Tiles				
6.32	330 x 250mm Ceramic Tiles	8	Boxes	1,656	13,248.00
6.33	Spacers	2	Pkts	300	600.00
6.34	Adhesives - 25kgs	3	Bags	550	1,650.00
6.35	Grout	2	Pkts	300	600.00
6.36	Labour	12	Sm	300	3,600.00
6.41	Wall Painting				
6.42	Undercoat 4 Litre	5	Bkts	1,800	9,000.00
6.43	Silk Vinyl 4 Litre	5	Bkts	4,800	24,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
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	3	Pcs	50	150.00
6.48	Labour	119	Sm	100	11,900.00
TOTAL FOR INTERNAL WALL FINISHES					108,848.00
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	47	Bags	850	39,950.00
6.33	Sand	9	Tons	2,200	19,800.00
6.34	Lime	1	Tons	700	700.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	160	Sm	130	20,800.00
6.37	Labour - Key	273	Sm	150	40,950.00
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	6	No	350	2,100.00
6.45	4" Brush	6	No	200	1,200.00
6.46	Labour	160	Sm	300	48,000.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR EXTERNAL WALL FINISHES					498,220.00
	TOTAL AREA				367.08
	UNIT AREA				46.77
TOTAL FOR EXTERNAL WALL FINISHES					63,478.67
7	JOINERY FIXTURES				
	Countertops to Kitchens				
7.1	Concrete Works - Class 15				
7.11	Cement in 50kg bags	1	Bags	850	850.00
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	Formwork				
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	Reinforcement				
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	Worktop Finishes				
7.26	Cement 50kgs bag	1	Bags	850	850.00
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					16,090.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
8	PLUMBING INSTALLATIONS				
8.1	<u>Sanitary Fittings</u>				
8.11	Water Closet	2	No	13,000	26,000.00
8.12	Wash Hand Basins with taps	2	No	4,000	8,000.00
8.13	Showers	2	No	4,500	9,000.00
8.14	Kitchen sinks & Tap	1	No	12,000	12,000.00
8.15	Allow For Piping	1	Item	30,000	30,000.00
8.16	Labour	1	Sum	20,000	20,000.00
TOTAL FOR PLUMBING INSTALLATIONS					105,000.00
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F4/2		93,658.84
2	WALLING		F4/3		104,922.46
3	SUPER STRUCTURE CONCRETE		F4/4		335,260.43
4	WINDOWS		F4/5		76,640.00
5	DOORS		F4/6		130,861.00

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
6	FLOOR FINISHES		F4/7		40,542.00
7	INTERNAL WALL FINISHES		F4/8		108,848.00
8	EXTERNAL WALL FINISHES		F4/9		63,478.67
9	JOINERY		F4/10		16,090.00
10	PLUMBING INSTALLATIONS		F4/11		105,000.00
11	ELECTRICAL INSTALLATIONS				90,000.00
TOTAL FOR TWO BEDROOM ENSUITE UNITS					1,165,301.39

ROOF FLOOR

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>Super Structure Walling</u>				
1.1	9" Machine Cut Blocks	1,287	No	50	64,350.00
1.2	6" Machine Cut Blocks	0	No	47	-
1.3	4" Machine Cut Blocks	0	No	45	-
1.2	Cement	21	No	850	17,429.69
1.3	Sand	5	Ton	1,800	8,191.50
1.4	Hoop Iron	5	Roll	2,800	14,000.00
1.5	Water in 20 Litres	6	No	20	120.00
1.6	Unskilled Labour	9	No	700	6,300.00
1.7	Skilled Labourer	9	No	1,200	10,800.00
TOTAL FOR WALLING					121,191.18
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

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

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WINDOWS					-
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	0	No	9,450	-
4.12	Installation Labour		Item		
4.13	5mm thick clear glass	0	Sf	180	-
4.2	<u>Painting</u>				
4.21	Body Primer	0	Ltrs	700	-
4.22	Gloss Oil Paint 4 Litres	0	No	2,800	-
4.23	Thinner	0	Ltrs	200	-
4.24	Brush 2"	0	No	200	-
4.25	Unskilled Labour	0	No	700	-
4.26	Skilled Labourer	0	No	1,200	-

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR DOORS					-
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
5.2	<u>Internal Wall Finishes</u>				

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5.21	Wall Plaster				
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	Wall Painting				
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
5.3	External Wall Finishes				
5.31	Wall Plaster				
5.32	Cement 50kgs bag	21	Bags	850	17,850.00
5.33	Sand	5	Tons	1,800	9,000.00
5.34	Lime	0	Tons	700	-
5.35	Water - 20 Litres	12	Ltrs	20	240.00
5.36	Labour	206	Sm	130	26,780.00
5.41	External Paint				

<i>Item</i>	<i>Description</i>	<i>Qty</i>	<i>Unit</i>	<i>Rate</i>	<i>Amount (Kshs.)</i>
5.42	Undercoat 20 Litre	2	Bkts	4,800	9,600.00
5.43	Weather Guard Emulsion 20 Litre	2	Bkts	14,500	29,000.00
5.44	Roller Brush	4	No	350	1,400.00
5.45	4" Brush	4	No	200	800.00
5.46	Labour	206	Sm	300	61,800.00
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					438,350.00
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

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR BALUSTRADING					235,305.00
7	HANGING LINES				
7.1	Concrete Works - Class 15				
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	Painting				
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

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR HANGING LINES					137,600.00
	SUMMARY		Page		
1	WALLING		F5/1		121,191.18
2	SUPER STRUCTURE CONCRETE		F5/2		547,275.00
3	WINDOWS		F5/3		-
4	DOORS		F5/4		-
5	FLOOR FINISHES		F5/5		1,060,740.00
6	INTERNAL WALL FINISHES		F5/6		67,852.00
7	EXTERNAL WALL FINISHES		F5/7		438,350.00
8	BALUSTRADING		F5/8		235,305.00
9	HANGING LINES		F5/9		137,600.00
10	ELECTRICAL INSTALLATIONS				25,000.00
TOTAL FOR ROOF					2,633,313.18

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	500	12,000.00
1.2	<u>Corridor Finishes</u>				
1.21	Cement 50kgs bag	37	Bags	850	31,450.00
1.22	Sand	6	Tons	2,200	13,200.00
1.23	Water - 20 Litres	196	Ltrs	20	3,920.00
1.24	Red Oxide - kg	29	Pkt	350	10,150.00
1.25	Labour - Includes Skirtings	114	Sm	500	57,000.00
TOTAL FOR COMMON AREA FINISHES					141,860.00
2	<u>BALUSTRADING</u>				
2.01	Mild Steel Balustrades to Staircases	30	Lm	5,500	165,000.00
2.02	Mild Steel Balustrades to Corridor	51	Lm	5,500	281,985.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR BALUSTRADING					446,985.00
<u>SUMMARY</u>					
1	COMMON AREA FINISHES		Page		141,860.00
			F6/1		
2	BALUSTRADING		F6/2		446,985.00
3	ELECTRICAL INSTALLATIONS				30,000.00
TOTAL FOR STUDIO UNITS					618,845.00