

BILLS OF QUANTITIES

FOR

PROPOSED DESIGN OF THREE DISTINCT VILLA TYPOLOGIES AT KITENGELA ACACIA PHASE II KAJIADO COUNTY

Architects & Project managers

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February-26

CLIENT: PARLIAMENTARIANS HOUSING COOPERATIVE SOCIETY

PRELIMINARIES

ITEM	DESCRIPTION	AMOUNT																				
	SECTION NO. 1																					
	PRELIMINARIES																					
A	SITE																					
	The site is located on Plot L.R. No. Kajiado/Kaputei North/137091																					
	The site of the works shall be used solely for the purpose of executing and completing the Contract to the satisfaction of the Architect.																					
	The Contractor shall obtain the Architect's approval for the siting of all temporary storage areas for materials. Site storage shall be the responsibility of the main contractor and his pricing shall cater for the same.																					
B	WORKING AND STORAGE SPACE																					
	Working and storage space will be confined to the area designated by the Contractor within the plot boundary. The Contractor shall allow in his bid all costs associated with the construction, maintaining and demolition of site storage																					
C	DESCRIPTION OF THE WORKS																					
	The Contract covers the construction of 3BD,4BD & 5 BD Typology Villas with DSQ's,external works and all associated electrical and mechanical installations																					
	Construction shall involve vibrated reinforced concrete strip/pad foundations, columns, bases, beams, masonry walling, solid suspended slabs, water proofing to masonry walls,slab and roofing																					
	External doors and windows shall mainly be powder coated Aluminium Framed glass; all to Architect's details.																					
	Internal doors shall mainly be flush doors to Architect's detail																					
	External works shall involve landscaping,parking paving blocks work, storm and foul drainage.																					
	For guidance purposes only, the Gross Floor Areas (GFA) are as follows:-																					
	<table border="1" data-bbox="382 1127 937 1531"> <thead> <tr> <th data-bbox="382 1127 531 1163">Description</th> <th data-bbox="743 1127 937 1163">GFA</th> </tr> </thead> <tbody> <tr> <td data-bbox="299 1163 531 1199">I 3BD Typology</td> <td data-bbox="859 1163 937 1199">252 m²</td> </tr> <tr> <td data-bbox="382 1199 531 1234">DSQ's</td> <td data-bbox="859 1199 937 1234">14 m²</td> </tr> <tr> <td data-bbox="382 1234 531 1270">Parking</td> <td data-bbox="859 1234 937 1270">37 m²</td> </tr> <tr> <td data-bbox="299 1297 531 1333">II 4BD Typology</td> <td data-bbox="859 1297 937 1333">297 m²</td> </tr> <tr> <td data-bbox="382 1333 531 1372">DSQ's</td> <td data-bbox="859 1333 937 1372">14 m²</td> </tr> <tr> <td data-bbox="382 1372 531 1407">Parking</td> <td data-bbox="859 1372 937 1407">37 m²</td> </tr> <tr> <td data-bbox="299 1435 531 1470">III 5BD Typology</td> <td data-bbox="859 1435 937 1470">370 m²</td> </tr> <tr> <td data-bbox="382 1470 531 1509">DSQ's</td> <td data-bbox="859 1470 937 1509">14 m²</td> </tr> <tr> <td data-bbox="382 1509 531 1544">Parking</td> <td data-bbox="859 1509 937 1544">37 m²</td> </tr> </tbody> </table>	Description	GFA	I 3BD Typology	252 m ²	DSQ's	14 m ²	Parking	37 m ²	II 4BD Typology	297 m ²	DSQ's	14 m ²	Parking	37 m ²	III 5BD Typology	370 m ²	DSQ's	14 m ²	Parking	37 m ²	
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D	DRAWINGS																					
	The Drawings used in preparing the Bills of Quantities are as attached in the appendix																					
	GENERAL MATTERS																					
E	SUFFICIENCY OF TENDER																					
	The Contractor shall be deemed to have satisfied themselves before tendering as to the correctness and sufficiency of their Tender for the Works and of the rates and prices stated in the priced Bills of Quantities, which rates and prices shall cover all their obligations under the Contract and all matters and things necessary for the proper completion and maintenance of the Works.																					
F	STAMP CHARGES																					
	The Contractor shall allow for the payment of all Stamp Charges in connection with the Surety Bond and Contract Agreement.																					
	Carried To Collection	Kshs																				

ITEM	DESCRIPTION	AMOUNT
A	<p>DEFINITIONS AND ABBREVIATIONS</p> <p>Terms used in these Bills of Quantities shall be interpreted as follows:</p> <p>Approved shall mean approved by the Architect.</p> <p>"as directed" shall mean as directed by the Architect.</p> <p>"B.S." Shall mean the current British Standard Specification published by the British Standards Institution, 2 Park Street, London W.1., England.</p> <p>"M³." shall mean Cubic Metres.</p> <p>"M²." shall mean Square Metres.</p> <p>"M." shall mean Linear Metres.</p> <p>"mm" shall mean Millimetres.</p> <p>"Kg." shall mean Kilogrammes.</p> <p>"No." shall mean Number.</p> <p>"Set" Shall mean a group of complementing parts forming a complete and functioning whole</p> <p>"Ditto" Shall mean the whole of the preceding description except as qualified in the section in which it occurs</p> <p>"Prs" Shall mean Pairs</p> <p>"m.s" Shall mean Measured Separately</p> <p>"VAT" Shall mean Value Added Tax</p> <p>"Take delivery." shall mean collecting the client supply items from a store located within Nairobi, loading and transporting the same to the site at no cost to the employer.</p> <p>"Omitted works" shall mean works completely removed from the scope and not to be done at all within the contract. This shall not apply to works removed from the main/builders works and instead executed by a specialist subcontractor within the current contract. Where a specialist sub-contractor is involved, the main contractor shall be paid for profit and attendance in the prime cost section of the bills of quantities. No claim for loss of profit and or expense shall arise.</p>	
B	<p>PROGRESS SCHEDULE</p> <p>The Contractor shall, upon receiving instructions to proceed with the work, draw up a Time and Progress Schedule setting out the order in which the Works are to be carried out with the appropriate dates thereof. This Time and Progress Schedule is to be agreed with the Architect and no deviation from the order set out in this Schedule will be permitted without the written consent of the Architect. The Main Contractor will be responsible for arranging the above programme with all Sub-Contractors including the Nominated Sub-Contractors and Nominated Suppliers.</p>	
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
A	<p>FIGURED DIMENSIONS</p> <p>Figured dimensions are to be followed in preference to dimensions scaled from the Drawings; but whenever possible dimensions are to be taken on the Site or from the Buildings. Before any work is commenced by Sub-Contractors or Specialist Firms, dimensions must be checked on the Site and/or buildings and agreed with the Contractor, irrespective of the comparable dimensions shown on the Drawings. The Contractor shall be responsible for the accuracy of such dimensions.</p>	
B	<p>PROVISIONAL WORK</p> <p>All "provisional" and other work liable to adjustment under this Contract shall be left uncovered for a reasonable time to allow all measurements needed for such adjustment to be taken by the Quantity Surveyor. Immediately the work is ready for measurement, the Contractor shall give notice to the Quantity Surveyor.</p> <p>If the Contractor makes default in these respects he shall, if the Architect so directs, uncover the work at his own expense to enable the measurements to be taken.</p>	
C	<p>SITE LEVELS</p> <p>Before commencing the works the contractor must arrange for and agree with the architect, engineer and quantity surveyor on the existing levels and similarly establish and agree a bench mark.</p>	
D	<p>SETTING OUT</p> <p>The contractor shall set out the works according to drawings and shall be responsible for its correctness and shall be required to amend any errors arising from inaccurate setting out at his own cost and expense. Any discrepancies on the dimensions or levels marked on the drawings should be reported to the architect for their immediate attention and the contractor shall only proceed after the architect's instructions to adjust the same. No claim for extra time, expense or relief from provisions of clause 21.0 of the conditions of the contract may be made there after</p> <p>Before any works are commenced by sub-contractors or specialist, dimensions must be checked by and agreed with the contractor. The contractor shall be responsible for the accuracy of such dimensions.</p>	
E	<p>EXISTING SERVICES</p> <p>Prior to commencement of any work the Contractor is to ascertain from the relevant Authorities the exact position, depth and level of all existing electric cables, water pipes or other services in the area and they shall make whatever provisions may be required by the Authorities concerned for the support and protection of such services. Any damage or disturbance caused to any services shall be reported immediately to the Architect and the relevant Authority and shall be made good to their satisfaction at the Contractor's expense.</p>	
F	<p>TRANSPORT TO AND FROM THE SITE</p> <p>The Contractor shall include in their prices for the transport of materials, workmen, etc., to and from the Site of the proposed Works, at such hours and by such routes as are permitted by the Authorities.</p> <p>All current rules and regulations issued by the Transport Licencing Board (TLB) of the Republic of Kenya shall be adhered to.</p>	
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
<p>A</p>	<p>PROGRAMME OF WORKS</p> <p>The contractor shall ,upon receiving instructions to proceed with the work, submit programme of works in accordance with clause 18.0 of the conditions of contract. The programme shall be computerized critical path programme schedule which the contractor shall develop and maintain during the course of the project. The schedule shall include construction and procurement activities as well as other time related factors. The contractor shall prepare the time schedule showing the time and order in which they propose to carry out the woks within the total construction time. The schedule shall also show in detail the construction time and order in which each section of the work is to be caried and be sub-divided into elements, trades and tasks. The schedule shall show when information is required from consultants especially in relation to the ordering of imported materials.</p> <p>The time schedule is to be agreed with the Architect</p> <p>At the end of each month, the contractor shall incorporate actual start and finish dates into the time schedule and produce an update on the programme. The update is to show actual start and finish dates, identify out sequence of activities, critical activities and any constraints which may have or may affect the progress of the works.</p> <p>During construction ,the contractor will incorporate any changes to the time schedule only if approved in writing by the architect and produce a revised schedule.</p> <p>The contractor shall provide to the Architect, a soft copy of the time schedule including monthly updates and analysis together with four printed copies of the relevant data.</p>	
<p>B</p>	<p>OVERTIME</p> <p>The Contractor shall allow in their tender for any extra costs for overtime working they consider will be necessary in order to complete the works by the contract Date of Completion.</p> <p>If during the course of the Contract overtime is worked for a specific purpose in accordance with a written instruction issued by the Architect, the Contractor will be reimbursed in respect of such overtime to the extent only of the additional net cost of unproductive time payable over and above the basic hourly rates as laid down by the Regulations of Wages and Conditions of Employment Act, Building and Construction Industry Wages council and excluding any bonuses, profits and overheads.</p>	
<p>C</p>	<p>SITE PHOTOS</p> <p>The contractor shall allow for taking digital site photographs on a weekly basis to the satisfaction of the consultants. Copies of each shall be provided to the employer and consultants as required and a weekly record shall be placed on a board in the site office.</p>	
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
A.	<p>FAIR WAGES</p> <p>The contractor shall pay rates of wages and observe hours and conditions of labour not less favourable than the minimum rates of remuneration and minimum conditions of employment applicable in the area where work is carried out. The contractor is to comply with the Regulation of Wages and Conditions of Employment Act, Building and Construction industry Wages Council and is to be responsible for the compliance by the Sub-contractors employed in the execution of the contract. Should a claim be made to the architect alleging the contractor's default in payment of Fair Wages, and if thereof, the architect may, failing to pay the contractor, pay the claim out of monies due to the contractor under this contract. The contractor will furnish the architect if called upon, such particulars, of the rates of wages, hours and conditions of labour referred above as the architect may direct.</p>	
B.	<p>PUBLIC AND PRIVATE ROADS, PAVEMENTS, ETC.</p> <p>The Contractor will be required to make good, at their own expense, any damage they may cause to the present road surfaces and pavements within or beyond the boundary of the Site, during the period of the Works. In particular, all existing trees, shrubs, plants, etc., which may be destroyed or damaged during the progress of the Works are to be made good by the Contractor to the approval of the Architect.</p>	
C.	<p>SUPERVISION</p> <p>The said works shall be executed under the direction and to the entire satisfaction of the architect and engineer who shall be acting under the delegated authority of the architect, and who shall at all times have access to the works and the yards and workshops where work is being prepared for the building works.</p>	
D.	<p>POLICE REGULATIONS</p> <p>The Contractor is to allow for complying with all instructions and regulations of the Police Authorities.</p>	
E.	<p>LOCAL REGULATIONS AND BY-LAWS</p> <p>The contractor is to comply with all local regulations and by-laws of the local authority including serving notices and paying of fees.</p>	
F.	<p>ACCOMODATION ON SITE</p> <p>No accommodation on site will be permitted for the contractor's staff or work people including those of sub-contractors</p>	
G.	<p>CONTRACTORS' SUPERINTENDENCE</p> <p>The Contractor shall constantly keep on the Works a literate English-speaking Agent or Representative, competent and experienced in the kind of work involved, who shall give his whole time to the superintendence of the Works. Such Agent or Representative shall receive on behalf of the Contractor, directions and instructions from the Architect and such directions and instructions shall be deemed given to the Contractor in accordance with the Conditions of Contract. The Agent shall not be replaced without the specific approval of the Architect.</p> <p>It is to be a specific condition of this Contract that the successful Tenderer shall provide on site throughout the period from the completion of the substructure to the Date for Practical Completion a suitably qualified, experienced and competent person to ensure that the works are carried out to the standard required by the specification and detailed on the Drawings; and shall ensure that upon any termination of employment a suitable replacement is found.</p>	
	<p style="text-align: center;">Carried To Collection</p>	<p style="text-align: center;">Kshs</p>

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	<p>Before the Tenderer's offer is accepted the Architect will personally interview the Contractor's proposed Representative. A curriculum vitae of past experience and qualifications must be provided for the Architect's scrutiny.</p> <p>The Architect's decision will be final regarding the suitability of the proposed Representative.</p> <p>A. WATER</p> <p>The contractor shall make arrangement with the local authorities for the installation of a separate meter for all water used by him and sub contractors through out the contract and pay all costs and fees in connection therewith.</p> <p>All water shall be fresh, clean and pure, free from earthy vegetable or organic matter, acid or alkaline substance in solution or suspension.</p> <p>The Contractor shall provide at their own risk and cost all water for use in connection with the Works (including the work of Sub-Contractors). The Contractor shall provide at their own expense all temporary distribution pipes, storage tanks, meters, etc., and they shall clear away same upon completion of the Works.</p> <p>B. LIGHTING AND POWER</p> <p>The Contractor shall provide at their own risk and cost all artificial lighting and power for use on the Works, including all Sub-Contractors' and Specialists' requirements and including all temporary connections, wiring, fittings, etc., and clearing away on completion. The Contractor shall pay all fees and obtain all permits in connection therewith.</p> <p>All such temporary works shall be cleared away on completion of the construction.</p> <p>C. SAFETY</p> <p>The Contractor shall comply at all times with the requirements of the Factory Act (Cap 514), Building Construction Rules, Supplement 18, Legal Notice No. 40 dated 5th April, 1984 ensure that the safety of their workpeople and authorised visitors to the Site is protected at all times. In particular there shall be proper provision of planked footways and guard-rails to scaffolding, etc.; protection against falling materials and tools and the Site shall be kept tidy and clear of dangerous rubbish.</p> <p>The Contractor shall appoint a Safety Officer as required by the Factory Act and notify the Factory Inspector of his name. The Safety Officer shall be qualified in compliance with the Factory Act and shall have experience in First Aid. The Safety Officer shall be on site at all times and all directions given by the Architect to the Safety Officer shall be deemed to be Architect's Instructions, and shall be complied with promptly without additional cost to the contract.</p> <p>The Architect shall be empowered to suspend work on the Site should he consider these conditions are not being observed, and no claim arising from such a suspension will be allowed.</p> <p>D. PROTECTIVE CLOTHING</p> <p>The Contractor shall provide all protective or any other special clothing or equipment for their employees that may be necessary.</p> <p>These shall include, inter-alia, safety helmets, gloves, goggles, earmuffs, gumboots, steel toed boots, overalls, etc according to the type of work. The Contractor shall ensure that all safety and protective gear are worn by all staff on site at all times</p>	
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
	<p><u>MATERIALS AND WORKMANSHIP</u></p> <p>A. GENERALLY</p> <p>All materials shall be new unless otherwise directed or permitted by the Architect and in all cases where the quality of goods or materials is not described or otherwise specified, is to be the best quality obtainable in the ordinary meaning of the word "best" and not merely a trade signification of that word.</p> <p>All materials and workmanship shall, unless otherwise specified or described, conform to the appropriate Kenya Bureau of Standards or British Standards Institution Specification current at the date of tender.</p> <p>The Contractor shall order all materials to be obtained from overseas immediately after the Contract is signed and shall also order materials to be obtained from local sources as early as necessary to ensure that such materials are on Site when required for use in the Works.</p> <p>The Contractor shall be responsible for and shall replace or make good at their own expense any materials lost or damaged.</p> <p>The Works throughout shall be executed by skilled workmen well versed in their respective trades.</p> <p>It's the contractor's responsibility to erect an approved storage facility for the materials on site.</p> <p>B. REJECTED WORKMANSHIP OR MATERIALS</p> <p>Any workmanship or materials not complying with the specific requirements or approved samples or which have been damaged, contaminated or have deteriorated, must immediately be removed from the Site and replaced at the Contractor's expense, as required.</p> <p>C. PROPRIETARY MATERIALS</p> <p>Where proprietary materials are specified herein-after the Contractor may propose the use of materials of other manufacture but equal quality for approval by the Architect.</p> <p>All materials and goods, where specified to be obtained from a particular manufacturer or supplier are to be used or fixed strictly in accordance with their instructions.</p> <p>D. SAMPLES</p> <p>The Contractor shall furnish at the earliest possible opportunity before work commences and at his own cost, any samples of materials or workman-ship that may be called for by the Architect for his approval or rejection, and any further samples in the case of rejection until such samples are approved by the Architect and such samples, when approved, shall be the minimum standard for the work to which they apply.</p> <p>E. SHOP DRAWINGS</p> <p>The contractor shall prepare for scrutiny and issue to the architect, copies of detailed shop drawings of all specialists works. The contractor shall immediately amend after the architect has checked the drawings and when approved shall issue to the architect four copies for general use. The scrutiny of these drawing shall be for general conformity including conformity with the works of others and to co-ordinate the contract work in pace. Such approvals shall not imply any further indication or correctness.</p>	
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
A.	<p>CONCRETE TESTS</p> <p>Concrete test cubes i.e. per set of three as later described, including testing fees, labour and materials, making moulds, transport and handling etc.. and ensuing copies of tests are promptly dispatched to the Structural Engineer, Architect's and Quantity Surveyor's offices. Tenderer to allow for undertaking successful tests throughout the project period as and when required.</p> <p>TEMPORARY WORKS</p> <p>B. ACCESS TO SITE AND TEMPORARY ROADS</p> <p>Means of access to site shall be agreed with the architect prior to the commencement of the work and the contractor must allow for building ant temporary access roads for the transport of materials, plant and workmen as may be required for the complete execution of the works including the provision of temporary culverts, crossings, bridges or any other means of gaining access.</p> <p>All such temporary works shall be cleared away on completion of the construction and make good and reinstate all works and services disturbed to the satisfaction of the architect.</p> <p>C. SITE OFFICE</p> <p>The Contractor shall provide where directed within the site, site offices and clean toilet facilities for the sole use of the Architect and their representatives to the satisfaction of the Local Authorities. The offices shall be provided with adequate furniture and the contractor shall provide the services of a sweeper, pay all charges and keep the facilities in a clean and sanitary condition during the whole period of the Works. In particular, the Contractor is to note that the neighbourhood will continue with operations during the period of the works and the contractor shall ensure that construction activities do not interfere with such operations by way of noise, obstruction, dust, vibrations or trespass. The contractor shall allow for all cost necessary to comply with the above to the satisfaction of the Architect. The site office is to be fully supplied with power, with notice boards and drawers for storage.</p> <p>The contractor to allow for provision of snacks and soft drinks to participants during site inspections and meetings.</p> <p>The entire site is a non-smoking area.</p> <p>The contractor shall keep on site and maintain in good condition on dumpy quickset level, metric levelling staff, one 30 metre steel tape for use by the architect, quantity surveyor and engineer.</p> <p>All such temporary works shall be cleared away on completion of the construction.</p> <p>D. COMPUTER AND INTERNET CONNECTION</p> <p>The Contractor shall provide and maintain the Consultant's site office with, A3 printer, a high performance desk top top computer and a laptop connected with unlimited high speed Wi-Fi internet connection. The Contractor is to pay all connection charges and shall allow for any other fees that may become payable during the contract period. The computer specifications shall meet the Architect's requirement and shall be for sole use of the Architect and/or Architect's representative.</p> <p>E. TELEPHONE</p> <p>The Contractor shall provide a telephone connection to the town exchange for the period of the Works, and shall pay all fees and rental for the same. The telephone connection shall remain on site until completion of the works</p> <p>F. SANITATION</p> <p>The Contractor shall make arrangements for the necessary toilet facilities for their staff and workmen to the requirements and satisfaction of the Health authorities and maintain the same in a thoroughly clean and sanitary condition and pay all conservancy fees during the period of the Works and remove when no longer required.</p>	
	Carried To Collection	Kshs

ITEM	DESCRIPTION	AMOUNT
A.	<p>PLANT, TOOLS AND SCAFFOLDING</p> <p>The Contractor shall provide all necessary hoists, tackle, plant, vehicles, tools and appliances of every description for the due and satisfactory completion of the Works and shall remove same on completion.</p> <p>All materials and workmanship used in the execution of the works shall be of the best quality and description for the due and satisfactory completion of the works and shall remove the same on completion.</p> <p>The Contractor shall provide, erect and maintain all temporary scaffolding, sufficiently strong and efficient for the due performance of the Works, including Sub-contract Works, provide special brackets and platforms for the lift subcontractor, special scaffolding as and when required during the Works and remove on completion and make good.</p> <p>Such scaffolding shall be constructed of tubular steel or timber of sufficient scantlings and be provided with planked footways and guard-rails to approval. No timber used for scaffolding, formwork or similar temporary works shall be used afterwards in the permanent work.</p> <p>All such plant, tools and scaffolding shall comply with all regulations whether general or local, in force throughout the period of the Contract and shall be altered or adapted during the Contract as may be necessary to comply with any amendments in or additions to such regulations.</p> <p>Scaffolding is not measured hereinafter, and the Contractor must allow here or in his rates for the above.</p>	
B.	<p>EXISTING AND ADJACENT PROPERTY</p> <p>The Contractor must take all steps necessary to safeguard existing and adjacent property, make good at their own expense any damage to persons or property caused thereon, and hold the Employer indemnified against any such claim arising.</p> <p>The Contractor will be held fully responsible for the safety of the existing and adjacent buildings and for any damage caused in consequence of these Works. They must reinstate all damages at his own expense and indemnify the Employer against any loss.</p> <p>The Contractor must take such steps and exercise such care and diligence as to minimise nuisance from dust, noise or any other cause to the occupiers of the existing and adjacent property.</p>	
C.	<p>HOARDING</p> <p>The Contractor shall enclose the site, with a hoarding 2.5 metres high, with openings and gates as required, constructed of substantial timbers to approval and covered with reasonably new corrugated galvanised iron sheeting painted to approval.</p> <p>The contractor to allow for all costs including hoarding licences, approval and facilitation levies for the period of the contract.</p> <p>The contractor shall enclose the structure with green netting during construction at all time.</p>	
D.	<p>(SECURITY) WATCHING AND LIGHTING</p> <p>The Contractor shall provide at their risk and cost all watching and lighting as necessary to safeguard the Works, plant and materials against damage and theft. The contractor shall be entirely responsible for the security both for his own and sub-contractors.</p>	
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
<p>A. SIGNBOARD</p> <p>The signboard shall give a brief title of the project and image</p> <p>The Signboard and lettering on same for the display of the General and Sub-Contractors' names shall be of an approved size with the Employer's name painted thereon. The Architect's, Quantity Surveyor's and other Consultants' names shall be printed in 50 mm letters all to the Architect's approved design.</p> <p>No other signboard or advertising will be permitted without prior permission from the Architect.</p> <p>The Contractor shall allow for all the statutory payments to the relevant authorities associated with signboard erection and renewal during the entire project period.</p> <p>B. NOMINATED SUB-CONTRACTORS AND SUPPLIERS</p> <p>(See also under FORM OF CONTRACT Clauses 31 and 32)</p> <p>C. NOMINATED SUB-CONTRACTORS</p> <p>The Contractor shall be responsible for Nominated Sub- Contractors in every respect and in particular it shall be the Contractor's responsibility to ensure that each Sub- Contractor commences and completes the work in such manner and is ready on the Site with their materials, labour and special plant at such times so as to conform with the Progress Schedule, as specified previously, and to ensure satisfactory progress.</p> <p>The Contractor shall also accept liability for and bear the cost of General Attendance on Nominated Sub-Contractors which shall be deemed to include for:</p> <p>Allowing the use of standing scaffolding, maintenance and alteration of all scaffolding, retention of all scaffolding until such time as all relevant Sub-Contractors' works are complete and removal of all scaffolding on completion. Providing space for office accommodation, and for storage of plant and materials; allowing use of sanitary accommodation; the supply of all necessary water, and lighting; and clearing away all rubbish.</p> <p>The items for "General Attendance" given herein-after following P.C. Sums in respect of Sub-Contractors' work shall be deemed to include all the above.</p> <p>The Contractor shall also accept liability for and bear the cost of Special Attendance on Nominated Sub-Contractors which shall include for one or more of the following:</p> <p>Unloading, storing, hoisting, placing in position, providing power, provision of special scaffolding.</p> <p>The items of "Special Attendance" given herein-after following P.C. Sums shall include any one or more of the above items as set out in the particular reference.</p> <p>Cutting away for and making good after the work of Sub- Contractors as may be required will be priced and allowed for separately under Builder's work to the Specialist trade.</p>		
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
A.	<p>NOMINATED SUPPLIERS</p> <p>The Cost of "Fix Only" materials to be obtained from Nominated Suppliers which are covered by Prime Cost or Provisional Sums shall include for taking delivery where directed, checking with invoices or indents, reporting and claiming damages for shortages and damaged goods, defraying demurrage, signing for as having been received in good order, transporting, unloading, storing, covering and protecting until the time of fixing, unpacking, replacing anything lost or damaged, sorting, assembling, hoisting to required levels and fixing as described.</p> <p>Before placing any orders with Nominated Sub-Contractors or Nominated Suppliers the Contractor must ascertain that the terms and conditions of the quotations and the dates of delivery of materials or execution of works comply with the terms of Contract and the Progress Schedule.</p>	
B.	<p>PRIME COST RATES</p> <p>Where description of items include a P.C. rate per unit this rate is to cover the nett supply cost of the unit only. The Contractor's price must include for the cost of the unit at the rate stated, plus waste, taking delivery, storage, fixing in position, profit and overheads.</p> <p>The actual nett cost per unit will be adjusted within the Final Account against the P.C. rate stated.</p> <p>PROTECTION AND CLEANING</p>	
C.	<p>PROTECTION</p> <p>The Contractor shall cover up and protect from damage, including damage from inclement weather, all finished work and unfixed materials, including that of Sub-Contractors, etc., to the satisfaction of the Architect until the completion of the Contract.</p>	
D.	<p>CLEANING</p> <p>The Contractor shall, upon completion of the Works, at their own expense, remove and clear away all surplus excavated materials, plant, rubbish and unused materials and shall leave the whole of the Site and Works in a clean and tidy state to the satisfaction of the Architect, including clearing away and making good all traces of temporary access roads, offices, sheds, camps, etc. Particular care shall be taken to leave clean all floors and windows and to remove all paint and cement stains. They shall also, at the discretion of the Architect, remove all rubbish and dirt as it accumulates. The Contractor is to find their own dump and shall pay all charges in connection therewith.</p>	
	<p>Carried To Collection</p>	<p>Kshs</p>

ITEM	DESCRIPTION	AMOUNT
A.	TRAINING LEVY	
	The Contractor's attention is drawn to Legal Notice No. 237 of October 1971, which requires payment by the Contractor of Training Levy on all Contracts of more than Shs.50,000/- in value and his Tender must include for all costs arising or resulting therefrom.	
B.	VALUE ADDED TAX	
	The Contractor's attention is drawn to the Finance Act 1993 which requires payment by the contractor of Value Added Tax on construction services rendered. The contractor shall allow for the requirements of this tax in their rates.	
C.	WITHHOLDING TAX	
	The contractor's attention is drawn to the Finance Act 2002. The contractor shall ensure that they have the full knowledge of the workings of withholding tax. Withholding tax shall be deducted from all payments as applicable.	
D.	OCCUPATION CERTIFICATE	
	The Architect will provide to the Contractor a duly completed application together with the requisite "As Built" drawings. The contractor will be required to submit the application and obtain the Occupation Certificate from the Local Authority no later than the end of the Defects Liability Period. The Contractor will deliver the original certificate to the owner with a copy to the Architect.	
E.	STANDARDS LEVY	
	The Contractor's attention is drawn to Legal Notice No. 267 of 22nd June 1990, which requires payment by the Contractor of Standards Levy. his Tender must include for all costs arising or resulting therefrom.	
F.	NEMA REQUIREMENT	
	The Contractor shall be responsible for complying with Nema requirements and shall allow for all costs arising or resulting therefrom. No claim of extension of time shall be allowed as a result of complains to NEMA requirements. Copy of NEMA license may be inspected in the QS office by prior notice.	
G.	TENANTS REQUIREMENTS	
	The contractor shall allow for providing hoardings, screens, power, water, rubbish removal for tenants during their fitout all to the architect's approval.	
H.	OTHER STATUTORY OBLIGATIONS, NOTICES, FEES AND CHARGES	
	Notwithstanding any other statutory obligations, notices, fees and charges not listed above, the contractor shall allow in his tender for all such costs incurred in complying with all statutory requirements and payment of all leviers currently in force and affecting the construction industry.	
	Carried To Collection	Kshs

ITEM	DESCRIPTION			AMOUNT
SECTION NO. 1	PRELIMINARIES	COLLECTION		
	From	Page	2/1	
	From	Page	2/2	
	From	Page	2/3	
	From	Page	2/4	
	From	Page	2/5	
	From	Page	2/6	
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	From	Page	2/9	
	From	Page	2/10	
	From	Page	2/11	
	From	Page	2/12	
SECTION NO. 1	PRELIMINARIES	TOTAL CARRIED TO GRAND SUMMARY		Kshs

3BD TYPOLOGY

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION NO.2</u>				
	<u>3 BEDROOM VILLA - PAHOCO HOUSING</u>				
	<u>MAIN HOUSE</u>				
	<u>(ALL PROVISIONAL)</u>				
	<u>ELEMENT NO.1</u>				
	<u>SUBSTRUCTURE</u>				
	<u>SITE CLEARANCE, ETC</u>				
	All excavation are measured net				
	<u>Site Clearance</u>				
A	Clear the site of all bushes, scrubs and under growth : cut and remove small trees and shrubs as directed on site, remove all stumps and grub up all roots(Entrire site)	m ²	464		
	<u>Excavation and Earthworks</u>				
B	Mass excavation to reduce levels commencing from ground level and n.e. 1.50 metres deep; load & cart away surplus spoil from site: (assume 1.1m deep average)	m ³	191		
	<u>Excavations in Trenches</u>				
C	Excavate in formation surfaces for trenches commencing from reduced level not exceeding 1.5 metres deep	m ³	24		
	<u>Excavation to Bases</u>				
D	Excavate in formation surfaces for bases commencing from reduced level not exceeding 1.5 metres deep	m ³	3		
E	Extra over for excavation of rocks; Irrespective of class	m ³	7		
	<u>Disposal of water</u>				
F	Allow for keeping excavations free of surface water by pumping or any other approved method	Item	1		
	<u>Planking and Strutting</u>				
G	Allow for maintaing and upholding sides of excavation clear of all falling materials by plunking and strutting	Item	1		
	<u>Backfilling</u>				
H	Selected excavated fill compacted in 150 mm layers - around foundations	m ³	34		
	<u>Imported filling</u>				
I	Imported Murrum Fill in layers of 150 mm spread, level and compacted to 98% MDD	m ³	150		
J	250mm Thick Hardcore Filling, deposit, spread, level and compact to 98% Proctor, to receive blinding	m ²	136		
K	50mm Thick Quarry dust blinding to surfaces of hard core	m ²	136		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Damp-Proof membrane</u>				
A	1000 gauge polythene damp proof membrane or equal and approved laid over blinded hardcore (m.s) with 200 mm end and side laps (measured net-no allowance for laps)	m ²	151		
	<u>Anti-termite treatment</u>				
B	Termidor 25 EC" or other equal and approved anti-termite chemical treatment applied by an approved pest control specialist with a 10 year warranty strictly applied according to manufacturer's printed instructions.	m ²	151		
	<u>CONCRETE WORKS</u>				
	<u>50mm thick blinding in plain concrete (1:4:8) in:-</u>				
C	Strip footing	m ²	60		
D	Column Bases	m ²	6		
	<u>Insitu vibrated reinforced concrete Class 25/20 in:-</u>				
E	Column Bases - 300mm thick	m ³	2		
F	Foundation strip footing - 200mm thick	m ³	12		
G	150mm Ground Floor bed	m ²	151		
H	Starter Columns	m ³	1		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
I	Assorted sizes (Strip fnd)	kg	330		
J	Assorted sizes (Bases)	kg	640		
K	Assorted sizes (Starter Columns)	kg	170		
	<u>Steel mesh fabric reinforcement to BS 4483</u>				
L	B.R.C fabric mesh reinforcement ref: A142 weighing 1.54 kg / m2 laid with 200 mm laps (measured net-no allowance made for laps)	m ²	151		
	<u>Sawn form work to:</u>				
M	Vertical sides of strip footing	m ²	40		
N	Vertical sides of bases	m ²	8		
O	Columns	m ²	22		
P	Edge of floor slab 75-150 mm wide	m	53		
	<u>FOUNDATION WALLING</u>				
	<u>Load bearing natural stone rough walling in cement and sand mortar</u>				
Q	200mm thick rough chisel dressed natural stone walling bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course	m ²	133		
	<u>Cement and Sand (1:4) rendering</u>				
R	25mm thick rendering to concrete and masonry surfaces finished with a steel float trowelled to plinth	m ²	17		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>COLLECTION</u></p> <p>CARRIED FORWARD FROM PG 1</p> <p>CARRIED FORWARD FROM ABOVE</p>				
	TOTAL: SUBSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SUPERSTRUCTURE</u>				
	<u>ELEMENT NO.2</u>				
	<u>WALLING - Waterproofing</u>				
	200mm wide x 4mm thick asphalt based damp proof course under blockwork and between parapet wall and copings				
A	200mm wide: Ground floor	m	80		
B	200mm wide: Parapet wall	m	38		
	<u>MASONRY WALLING</u>				
	<u>EXTERNAL</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
C	200mm Thick wall : Planter	m ²	3		
D	200mm Thick wall : Ground floor	m ²	118		
E	200mm Thick wall : First floor	m ²	66		
F	200mm Thick : Parapet walling	m ²	24		
	<u>Hand dressed Stone Walling</u>				
	Approved natural stone " Blue Stone bush" walling, fine chisel dressed on one side the other butchered to receive plaster, bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course				
G	200mm Thick wall : Staircase area	m ²	63		
	<u>INTERNAL</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
H	200mm Thick wall : Ground floor	m ²	82		
I	200mm Thick wall : First floor	m ²	40		
	TOTAL: MASONRY WALLING				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 3</u>				
	<u>REINFORCED CONCRETE SUPERSTRUCTURE</u>				
	<u>Insitu vibrated reinforced concrete Class 25/20 in:</u>				
A	Beams on First floor slab	m ³	8		
B	Ring beams on Roof Level	m ³	6		
C	Suspended First floor slab-150mm thick	m ²	80		
D	Suspended Roof level floor slab-150mm thick	m ²	31		
E	Columns: ground floor slab to first floor suspended slab	m ³	2		
F	Columns: first floor slab to Parapet wall level	m ³	1		
G	Staircases	m ³	3		
	<u>Reinforcement</u> <u>(Provisional)</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
H	Assorted sizes (Beams)	kg	1,100		
I	Assorted sizes (Columns)	kg	400		
J	Assorted sizes (Slab)	kg	1,000		
K	Assorted sizes (Stairs)	kg	150		
	<u>Sawn formwork to :-</u>				
L	Soffites of Suspended First floor Slab	m ²	70		
M	Soffites of Suspended roof Slab level	m ²	27		
N	Sides and soffites of Beams on First floor level	m ²	101		
O	Sides and soffites of Ring Beam	m ²	71		
P	Vertical sides of columns;ground floor slab to first floor suspended slab	m ²	28		
Q	Vertical sides of columns; first floor slab to second floor suspended slab	m ²	15		
R	Soffits of slopping soffits,risers, and open strings of staircases	m ²	18		
	TOTAL: REINFORCED CONCRETE SUPERSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 4</u>				
	<u>ROOFING AND RAINWATER DISPOSAL</u>				
	<u>ROOF TERRACE FINISHES</u>				
	Cement and sand (1:4) roof screeds : on concrete : laid to falls				
A	30mm Thick screed laid to falls : Staircase roof top slab	m ²	10		
B	30mm Thick screed laid to falls - RC slab on roof slab ;evel: Balcony areas	m ²	19		
C	Dish screed around 110mm diameter fullbore rainwater outlet - Staircase roof top slab	No	2		
	<u>Terrazo floor</u>				
	Polished terrazzo 20mm thick coat of coloured cement and local marble aggregate (1:2), complete with and including aluminium dividing strips all be to executed by an approved sub-contractor.				
D	To screeded roof top floor areas	m ²	29		
E	100mm High terrazo skirting	m	25		
	<u>PCC COPING</u>				
	300x50mm Thick precast coping: Single weathered and throated ; bedding to walling with cement and sand(1:4) motar including painting to approval				
F	Roof slab &Terrace level	m	38		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ROOF COVERING</u>				
A	Supply and install approved G28 Box profile IT5 roofing sheets on timber members as MRM or equal and equivalent to Architect's specs.	m ²	141		
B	380mm Matching side flash	m	47		
	<u>Roof Structure (Provisional)</u>				
	<u>Sawn cypress; first grade; well seasoned and treated with approved wood preservative; with and including all jointing and connections (packing piece, bolts etc.) as necessary; in roof .Timber Trusses @1800c/c & Purlins @ 1400c/c per Structural Drawings</u>				
	<u>The following in trusses and/or independent members</u>				
C	100 x50mm Truss Timber Rafter	m	300		
D	100 x 50mm Purlins	m	105		
E	50x50mm battens	m	180		
F	75x50mm Timber wall plate; fixed to concrete or masonry with hoop iron	m	50		
G	200x25mm Fascial/Ridge board	m	35		
	<u>Rain water Goods</u>				
H	150mm wide rainwater UPVC gutter with matching brackets at 1000mm centers	m	35		
I	100mm wide rainwater UPVC down pipe with matching brackets at 1000mm centers	m	20		
J	Extra-over down pipe for 100mm bend	No	8		
K	Extra over for shoe	No	4		
	<u>Eaves covering</u>				
	<u>In wrought cypress</u>				
L	15 mm T&G boarding secret nailed to and including 50x50 mm sawn secured cypress bandering at 600mm centres	m ²	21		
	<u>Prepare, fill in up joints with approved wood filler and apply three coats polyurethane clear varnish to:</u>				
M	General surfaces	m ²	21		
TOTAL: CARRIED TO COLLECTION					
<u>COLLECTION</u>					
CARRIED FORWARD FROM PG 5					
CARRIED FORWARD FROM ABOVE					
TOTAL: ROOFING AND RAINWATER DISPOSAL					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 5</u>				
	<u>WINDOWS</u>				
	<u>Precast Concrete, once throated fixed with cement and sand (1:3) mortar</u>				
A	250x75mm Thick window cill	m	25		
	<u>Mild steel Windows</u>				
	<u>Supply and fix the following purpose made mild steel window finished with one coat primer and two finishing coats of approved enamel or gloss paint with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 6mm one way glass: all in accordance with Architect's details and approval</u>				
B	Window overall size 3150x1800 high	No	1		
C	Window overall size 400 wide x 1800 mm high	No	2		
D	Window overall size 750 wide x 800 mm high	No	6		
E	Window overall size 2000 wide x 1800 mm high	No	3		
F	Window overall size 2000 wide x 1300 mm high	No	1		
G	window overall size 600 x 1900 mm high	No	4		
H	window overall size 1200 x 1800 mm high	No	2		
I	window overall size 1650 x 4400 mm high (Staircase Area)	No	1		
TOTAL : WINDOWS					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 6</u>				
	<u>DOORS</u>				
	<u>Steel doors</u>				
	Supply and installation of steel security doors manufactured in accordance with European Standards (EN 1627 or Equivalent). Constructed from high quality galvanised steel with anti-corrusion coating. Doors to include multi point locking system, reinforced frames, fire-resitant core, and heavy-duty hinges, threshold, seals, and all necessary hardware, sizes as per drawings, installation to include proper allignment, anchoring, and sealing, All work to comply with safety and performance specifications				
A	Door size 1300 x 2400mm high	No	1		
B	Door size 900 x 2400mm high	No	1		
	<u>Flush doors - As 64 Door Factory</u>				
	Solid core flush doors with internal honeycomb structure for enhanced sound insulation, veneered on both sides with 250mm wide hardwood frames, 100mm architraves, 3 heavy-duty stainless steel ball-bearing hinges, 2-lever mortice lockset with handle, and overhead door stopper. Doors include hardwood edge lipping, are pre-machined for hardware, and delivered ready for on-site assembly. Termite resistant, dimensionarry stable, and ideal for residential or commercial use. Sizes as per architectural drawings				
C	Door overall size 900 x 2400mm High	No	5		
D	Door overall size 800 x 2400mm High	No	4		
	<u>ALUMINIUM DOORS</u>				
	<u>Powder coated aluminium doors and accessories to be obtained from an approved manufacturer : supply and fix SAA ironmongery; handles, to Architect's approval : aluminium glazing beads and neoprene gaskets strip : all corner glazing butt jointed with silicone sealant : 6 mm thick butt jointed One way glass: top and bottom sliding rails : fixed to blockwork or concrete : pointed externally in mastic sealer</u>				
E	Door size 3700 x 2400mm high	No	1		
F	Door size 900 x 2400mm high	No	1		
	TOTAL: DOORS				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>ELEMENT NO. 7</u></p> <p><u>BALUSTRADES RAILING</u></p> <p><u>Mild Steel</u></p> <p>Supply, fabricate, and install mild steel balustrade, 900mm high, comprising vertical balusters of 25x25x1.5mm SHS (Square Hollow Sections) spaced at 150mm center-to-center, welded to a top handrail of 40x20x1.5mm RHS (Rectangular Hollow Section) and a bottom rail of 30x10mm flat bar. To include grooved handrail 75x50mm hardwood timber: All sections shall be cut, welded, and ground smooth as per drawings and site conditions. Include base plates, brackets, and all necessary anchoring to concrete rebar. Clean all surfaces, apply anti-rust primer, and finish with two coats of approved enamel or gloss paint. Installation to be true, secure, and to the Architect's approval</p>				
A	Staircase railing	m	14		
B	Balcony railing	m	15		
	TOTAL: BALUSTRADES				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 8</u> <u>FINISHES</u> <u>EXTERNAL FINISHES</u> <u>FLOOR FINISHES</u> <u>BEDDING AND BACKING</u> <u>30mm thick Cement and Sand Screeds (1:4) with wood float finish</u>				
A	On Entry porch <u>Ceramic Tiles</u> Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect	m ²	15		
B	On Entry porch <u>Paving Slabs</u> Provide, lay in place and joint 600x600x50mm well cured paving slabs on 50mm well compacted sand/quarry dust bed to walkway	m ²	15		
C	600 x 600 x 50mm thick paving slabs : Back yard	m ²	11		
D	Ditto walkway	m ²	10		
TOTAL: CARRIED TO COLLECTION					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>WALL FINISHES</u>				
	<u>15mm Thick Cement and sand (1:3) backing; wood floated; to concrete or blockwork surfaces of;</u>				
A	On external wall surfaces	m ²	211		
B	On window and door reveals	m ²	20		
	<u>Decorative Moulding</u>				
C	Allow a provisional sum of Kshs.200,000/= for decorative mouldings to external walls and Windows to architect's detail and approval	Item	1		
	<u>PAINT WORK</u>				
	Allow a Prime Cost Rate of KShs 700 per m2 for one coat rough textured paint as 'CROWN PAINTS Ruff n Tuff' or equal and approved, transport to site, store, including prepare, prime and 20mm thick plaster backing (elsewhere measured), on concrete and blockwork surfaces. The specialist paint and its plaster backing shall be constructed in suitable patterns: Minimum 5 year maintenance free warranty. All to approval of the Architect.				
D	On external plastered surfaces	m ²	211		
E	Plastered window and door reveals	m ²	20		
TOTAL: CARRIED TO COLLECTION					
	<u>COLLECTION</u>				
	CARRIED FORWARD FROM PG 10				
	CARRIED FORWARD FROM ABOVE				
TOTAL: EXTERNAL FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>INTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
A	On Ground floor area	m ²	117		
B	On First floor area	m ²	71		
	<u>Waterproofing to bathrooms</u>				
	Supply and apply 2 coats of Sikeseal 105, 2-part polymer modified,cementitious waterproof mortar slurry with a total consumption of 4.0kg/m2(2kg/m2/coat), in accordance to the manufacturer's(Sika) specification and instructions,tested and classified acc.to EN-196 and ASTM D 4541: Excecuted under a minimum guarantee of (10) years by specialist: with and including all necessary surface preparation,cleaning,removal of dust etc to satisfaction of the Engineer to:				
C	To bathrooms floor and 300mm high on walls	m ²	17		
D	To Laundry room floor and 300mm high on walls	m ²	8		
E	To Cloak room floor and 300mm high on walls	m ²	5		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
F	Ground floor: Assorted floor areas	m ²	117		
G	First Floor: Assorted floor areas	m ²	71		
	<u>Skirting</u>				
H	100 mm high skirting	m	178		
TOTAL: CARRIED TO COLLECTION					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
A	Aluminium end angle fixed flush to corners	m	45		
	<u>WALL FINISHES</u>				
	<u>15mm Cement and sand (1:3) render with steel float finish: to concrete or blockwork :</u>				
B	Internal face of external block walls	m ²	211		
C	Internal block walls	m ²	306		
	<u>PAINTING</u>				
	Allow for skimming and sanding, prepare and apply one undercoat and two finishing coats of matt / silk paint as "Crown Paints" or other equal and approved paint to:				
D	Plastered surfaces of walls and beam	m ²	434		
E	Staircase soffits	m ²	19		
	<u>Wall Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
F	On kitchen walls	m ²	5		
G	On Bathroom walls	m ²	63		
H	On Cloak room walls	m ²	15		
	<u>Timber Slats</u>				
	Hollow timber slats frame anchored to floor and suspended concrete structure, made up of 200 x 200 x 2550 mm high medium density board vertical members at 300mm c/c finished to specification, in accordance with Architect's Drawings.				
I	Timber cladding to ground floor & master balcony area	m	20		
	<u>STAIRCASE FINISHES</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
J	Ditto on treads not exceeding 300 mm wide	m	16		
K	Ditto on risers not exceeding 250 mm high	m	18		
L	Sloping soffits of Stairs staircase	m ²	7		
M	Staircase Landing soffits	m ²	3		
N	Sloping string of staircase	m ²	2		
TOTAL: CARRIED TO COLLECTION					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic Non-slip tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
A	To staircase treads not exceeding 300m high or wide	m	16		
B	To staircase risers exceeding 100mm but not exceeding 250m high or wide	m	18		
C	Staircase Landing	m ²	3		
D	100mm High staircase skirting	m	8		
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
E	Aluminium end angle fixed flush to treads and risers	m	18		
	<u>CEILING FINISHES</u>				
	15mm thick Cement and Sand plaster (1:4) with wood float finish				
F	On balconies soffits	m ²	34		
G	On pantry soffits	m ²	5		
H	On laundry soffits	m ²	5		
I	Dining area Soffits	m ²	21		
J	Kitchen soffits	m ²	19		
K	Cloak room soffits	m ²	3		
L	Staircase area soffit	m ²	8		
TOTAL: CARRIED TO COLLECTION					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>GYPSUM CEILING</u>				
	9mm thick approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium brandering system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
A	Ground floor plasterboard bulkhead ceilings	m ²	45		
B	First floor plasterboard bulkhead ceilings	m ²	43		
C	Extra over for 250mm wide gypsum board curtain boxes	m	15		
	9mm thick moisture resistant approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium brandering system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
D	Bathrooms & Cloak room ceiling	m ²	13		
	<u>Allow for skimming and sanding, prepare and apply two undercoats and one finishing coats of silk paint as "Crown Paints" or other equal and approved paint to:</u>				
E	Soffits of ceilings	m ²	200		
TOTAL: CARRIED TO COLLECTION					
	<u>COLLECTION</u>				
	CARRIED FORWARD FROM PG 12				
	CARRIED FORWARD FROM PG 13				
	CARRIED FORWARD FROM PG 14				
	CARRIED FORWARD FROM ABOVE				
TOTAL: INTERNAL FINISHES					
	<u>COLLECTION</u>				
A	EXTERNAL FINISHES				
B	INTERNAL FINISHES				
TOTAL: FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>3BD MAIN HOUSE SUMMARY</u>				
1	SUBSTRUCTURES				
2	WALLING				
3	REINFORCED CONCRETE SUPERSTRUCTURE				
4	ROOFING AND RAIN WATER DISPOSAL				
5	WINDOWS				
6	DOORS				
7	BALUSTRADES				
8	FINISHES				
TOTAL:3 BD MAIN HOUSE- BUILDERS WORK					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION NO. 2</u>				
	<u>DETACHED DSQ FOR 3 BD UNIT</u>				
	<u>(ALL PROVISIONAL)</u>				
	<u>ELEMENT NO.1</u>				
	<u>SUBSTRUCTURE</u>				
	<u>SITE CLEARANCE, ETC</u>				
	<u>Excavation and Earthworks</u>				
A	Mass excavation to reduce levels commencing from ground level and n.e. 1.50 metres deep; load & cart away surplus spoil from site: (assume 1.1m deep average)	m ³	17		
	<u>Excavations in Trenches</u>				
B	Excavate in formation surfaces for trenches commencing from reduced level not exceeding 1.5 metres deep	m ³	5		
C	Extra over for excavation of rocks; Irrespective of class	m ³	2		
	<u>Disposal of water</u>				
D	Allow for keeping excavations free of surface water by pumping or any other approved method	Item	1		
	<u>Planking and Strutting</u>				
E	Allow for maintaing and upholding sides of excavation clear of all falling materials by plunking and strutting	Item	1		
	<u>Backfilling</u>				
F	Selected excavated fill compacted in 150 mm layers - around foundations	m ³	5		
	<u>Imported filling</u>				
G	Imported Murrum Fill in layers of 150 mm spread, level and compacted to 98% MDD	m ³	13		
H	250mm Thick Hardcore Filling, deposit, spread, level and compact to 98% Proctor, to receive blinding	m ²	11		
I	50mm Thick Quarry dust blinding to surfaces of hard core	m ²	11		
	<u>Damp-Proof membrane</u>				
J	1000 gauge polythene damp proof membrane or equal and approved laid over blinded hardcore (m.s) with 200 mm end and side laps (measured net-no allowance for laps)	m ²	14		
	<u>Anti-termite treatment</u>				
K	Termidor 25 EC" or other equal and approved anti-termite chemical treatment applied by an approved pest control specialist with a 10 year waranty strictly applied according to manufacturer's printed instructions.	m ²	14		
	<u>Concrete work</u>				
	<u>50mm thick blinding in plain concrete (1:4:8) in:-</u>				
L	Strip footing	m ²	6		
	TOTAL:CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Insitu vibrated reinforced concrete Class 25/20 in:</u>				
A	Foundation strip footing - 200mm thick	m ³	1		
B	150mm Ground Floor bed	m ²	14		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
C	T10	kg	75		
	<u>Steel mesh fabric reinforcement to BS 4483</u>				
D	B.R.C fabric mesh reinforcement ref: A142 weighing 1.54 kg / m ² laid with 200 mm laps (measured net-no allowance made for laps)	m ²	14		
	<u>Sawn form work to:</u>				
E	Vertical sides of strip footing	m ²	7		
F	Edge of floor slab 75-150 mm wide	m	15		
	<u>FOUNDATION WALLING</u>				
	<u>Load bearing natural stone rough walling in cement and sand mortar</u>				
G	200mm thick rough chisel dressed natural stone walling bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course	m ²	23		
	<u>Cement and Sand (1:4) rendering</u>				
H	25 mm thick rendering to concrete and masonry surfaces finished with a steel float trowelled to plinth	m ²	5		
	TOTAL:CARRIED TO COLLECTION				
	<u>COLLECTION</u>				
	CARRIED FORWARD FROM PG 1				
	CARRIED FORWARD FROM ABOVE				
	TOTAL: SUBSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SUPERSTRUCTURE</u>				
	<u>ELEMENT NO.2</u>				
	<u>WALLING - Waterproofing</u>				
	200mm Wide x 4mm thick asphalt based damp proof course under blockwork and between parapet wall and copings				
A	200mm wide: Ground floor	m	15		
	<u>MASONRY WALLING</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
B	200mm Thick wall : Ground floor	m ²	37		
C	Extra over for 2 courses above Ring beam	m ²	9		
TOTAL: MASONRY WALLING					
	<u>ELEMENT NO 3</u>				
	<u>REINFORCED CONCRETE SUPERSTRUCTURE</u>				
	<u>In situ vibrated reinforced concrete Class 25/20 in:</u>				
A	Ring beams	m ³	1		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
B	Assorted sizes (Beam)	kg	127		
	<u>Sawn formwork to :-</u>				
C	Sides and soffites of Ring beams	m ²	17		
TOTAL: REINFORCED CONCRETE SUPERSTRUCTURE					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 4</u>				
	<u>ROOF COVER AND ROOF STRUCTURE</u>				
	<u>ROOF COVERING</u>				
A	Supply and install approved G28 Box profile IT5 roofing sheets on timber members as MRM or equal and equivalent to Architect's specs.	m ²	23		
B	380mm matching Ridge cap	m	16		
	<u>Roof Structure (Provisional)</u>				
	<u>Sawn cypress; first grade; well seasoned and treated with approved wood preservative; with and including all jointing and connections (packing piece, bolts etc.) as necessary; in roof .Timber Trusses @1800c/c & Purlins @ 1400c/c per Structural Drawings</u>				
	<u>The following in trusses and/or independent members</u>				
C	100 x50mm Truss Timber Rafter	m	44		
D	100 x 50mm Purlins	m	25		
E	50x50mm battens	m	51		
F	75x50mm Timber wall plate; fixed to concrete or masonry with hoop iron	m	17		
G	200x25mm Fascial/Ridge board	m	19		
	<u>Rain water Goods</u>				
H	150mm wide rainwater UPVC gutter with matching brackets at 1000mm centers	m	19		
I	100mm wide rainwater UPVC down pipe with matching brackets at 1000mm centers	m	6		
J	Extra-over down pipe for 100mm bend	No	4		
K	Extra over for shoe	No	2		
	<u>Eaves covering</u>				
	<u>In wrought cypress</u>				
L	15 mm T&G boarding secret nailed to and including 50x50 mm sawn secured cypress brandering at 600mm centres	m ²	11		
	<u>Prepare, fill in up joints with approved wood filler and apply three coats polyurethane clear varnish to:</u>				
M	General surfaces	m ²	11		
TOTAL: ROOFING AND RAINWATER DISPOSAL					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 5</u>				
	<u>WINDOWS</u>				
	<u>Precast Concrete, once throated fixed with cement and sand (1:3) mortar</u>				
A	250x75mm Thick window cill	m	2		
	<u>Mild steel Windows</u>				
	<u>Supply and fix the following purpose made mild steel window finished with one coat primer and two finishing coats of approved enamel or gloss paint with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 6mm one way glass: all in accordance with Architect's details and approval</u>				
B	Window overall size 1200 wide x 1800 mm high	No	1		
C	Window overall size 750 wide x 800 mm high	No	1		
TOTAL : WINDOWS					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>ELEMENT NO. 6</u></p> <p><u>DOORS</u></p> <p><u>Steel doors</u></p> <p>Solid steel doors comprising 50 x 50mm Square Hollow Section surround main frame : 2 mm thick mild steel sheets : Door ironmongery consisting of heavy duty purpose made hinges, 3 lever Mortice lock : hanging door to and including 75 x 50 x 2.5mm Profiled steel door frame fixed to concrete, concrete blockwall or stonework : pointed externally in mastic : one shop coat red oxide primer: Prepare touch up primer and apply one undercoat and two coats gloss enamel paint on general surfaces: 4mm thick one way glass on upper division: all in accordance with Architect's approval and Door Schedule</p>				
A	<p>Door size 900 x 2400mm high</p> <p><u>Flush doors - As 64 Door Factory</u></p> <p>Minimum 47mm finished semi solid flush door to Architect's details and complete with stain and paint to Approval. 150mm wide hardwood frames, architraves,3 heavy-duty stainless steel ball-bearing hinges,2-lever mortice lockset with handle,and overhead door stopper. Doors include hardwood edge lipping, are pre-machined for hardware, and delivered ready for on-site assembly.Termite resistant,dimensionarry stable,and ideal for residential or commercial use. Sizes as per architectural drawings</p>	No	1		
B	<p>Door overall size 800 x 2400mm High</p>	No	1		
TOTAL: DOORS					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 10</u>				
	<u>FINISHES</u>				
	<u>WALL FINISHES</u>				
	<u>15mm Thick Cement and sand (1:3) backing; wood floated; to concrete or blockwork surfaces of;</u>				
A	On external wall surfaces	m ²	39		
B	On window and door reveals	m ²	3		
	<u>PAINT WORK</u>				
	Allow a Prime Cost Rate of KShs 700 per m2 for one coat rough textured paint as 'CROWN PAINTS Ruff n Tuff' or equal and approved, transport to site, store, including prepare, prime and 20mm thick plaster backing (elsewhere measured), on concrete and blockwork surfaces. The specialist paint and its plaster backing shall be constructed in suitable patterns: Minimum 5 year maintenance free warranty. All to approval of the Architect.				
C	On external plastered surfaces	m ²	39		
D	Plastered window and door reveals	m ²	3		
TOTAL: EXTERNAL FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>INTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
A	On Floor area	m ²	11		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
B	On floor area	m ²	11		
	<u>Skirting</u>				
C	100 mm high skirting	m	10		
	<u>WALL FINISHES</u>				
	<u>15mm Cement and sand (1:3) render with steel float finish: to concrete or blockwork :</u>				
D	On wall surfaces	m ²	53		
	<u>WALL FINISHES</u>				
	Allow for skimming and sanding, prepare and apply one undercoat and two finishing coats of matt / silk paint as "Crown Paints" or other equal and approved paint to:				
E	Plastered surfaces of walls and beam	m ²	53		
	<u>Wall Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
F	On Bathroom walls	m ²	19		
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
G	Aluminium end angle fixed flush to treads and risers	m	8		
	TOTAL:CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>CEILING FINISHES</u>				
	<u>GYPSUM CEILING</u>				
	9mm thick approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium branding system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
A	DSQ plasterboard bulkhead ceilings	m ²	8		
	9mm thick moisture resistant approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium branding system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
B	Bathroom ceiling	m ²	3		
	<u>Allow for skimming and sanding, prepare and apply two undercoats and one finishing coats of silk paint as "Crown Paints" or other equal and approved paint to:</u>				
C	Soffits of gypsum ceilings	m ²	11		
TOTAL: INTERNAL FINISHES					
	<u>COLLECTION</u>				
A	EXTERNAL FINISHES				
B	INTERNAL FINISHES				
TOTAL: FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>3BD DSQ SUMMARY</u>				
1	SUBSTRUCTURES				
2	WALLING				
3	REINFORCED CONCRETE SUPERSTRUCTURE				
4	ROOFING AND RAIN WATER DISPOSAL				
5	WINDOWS				
6	DOORS				
7	FINISHES				
TOTAL: DSQ					

Item	Description	Qty	Unit	Amount
	<u>SECTION NO.2</u>			
	<u>ACACIA KITENGELA - 3 BD UNIT Typology</u>			
	<u>ELECTRICAL INSTALLATIONS ESTIMATES</u>			
	GENERAL ITEMS			
A	Allow for insurance of the works in accordance with the Conditions of the Contract	1	Item	
B	Allow for the cost of performance bond in accordance with Conditions of the Contract	1	Item	
C	Allow for the preparation of all Working Drawings	1	Item	
D	Allow for the preparation of all "As Built" Drawings	1	Item	
E	The Tenderer is to describe hereunder inserting any relevant clause number, any other works, obligations or items that may be referred to in the Conditions of Contract, Specifications or Drawings in respect of the works for which he desires to enter a separate charge (<i>this charge is to be entered in the Amount column</i>). If no charge is entered hereunder, rates and amounts elsewhere in the schedule of prices shall be deemed to cover all expenses for such works, obligations or items	1	Item	
	Total carried forward to summary page			

Item	Description	Qty	Unit	Rate	Amount
	3 - BEDROOM UNIT				
	POWER DISTRIBUTION				
	Heavy gauge PVC conduit complete with all accessories, boxes etc. and joints in the running length				
A	38 mm PVC conduit fixed in chases/underground including saddles and couplers from the manhole at the gate to the meter board, and to consumer units A,B, and C inside the mainhouse and DSQ.	50	m		
	600/1000 volt grade single core PVC insulated copper cable to BS 6004				
B	3x10mm ² single core copper cables drawn in 38mm dia PVC conduit from the meter board to the consumer unit A inside the pantry	20	m		
C	3x6mm ² single core copper cables drawn in 38mm dia PVC conduit from consumer unit A to consumer unit B on first floor	10	m		
D	3x6mm ² single core copper cables drawn in 38mm dia PVC conduit from consumer unit A to consumer unit C in the DSQ	20	m		
	Equipment including all interconnections bushing, cable lugs and terminations sundries and fixing to backgrounds requiring plugging and all accessories.				
E	8 way SP&N consumer unit without MCBs inside the pantry on ground floor	1	No		
F	4 way SP&N consumer unit without MCBs inside the DSQ and on first floor	2	No		
G	100A DP MCB with cover mounted on meter board	1	No		
H	Appropriate cable loop-in box/adaptable box with all accessories	3	No		
	MINIATURE CIRCUIT BREAKERS				
I	6A SP MCB	1	No		
J	10A SP MCB	4	No		
K	20A SP MCB	4	No		
L	32A SP MCB	4	No		
M	SPARE WAYS	3	No		
Total carried forward to next page					

Item	Description	Qty	Unit	Rate	Amount
	Final sub-circuits from distribution board or consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit, 2.5mm² PVC insulated copper cables, 2.5 mm² copper earthing cable including accessories and fittings			B/F	
A	13 Amp switched twin socket outlet	27	No		
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 4mm² PVC insulated copper cables, 4mm² earthing cable including accessories.				
B	20 Amp DP switch fitted with neon indicator as Crabtree Cat No 4015/31 with 20A cord outlet (<i>for instant shower</i>).	4	No		
C	Minibuzzer 8V AC as Friedland,with push as Friedland Sesame D814,including Friedland Transformer D743(or equivalent system) but wired with 3x1.5mm ² PVC insulated copper cables.	1	No		
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 6 mm² PVC insulated copper cables, 6mm² earthing cable including accessories				
D	45 Amps cooker control unit complete with 13 Amp switched socket outlet	1	No		
	LIGHTING INSTALLATION				
	Final sub-circuits from consumer unit in a cable and conduit installation comprising concealed heavy gauge PVC conduit, 1.5 mm² PVC insulated copper cables, 1.5 mm² copper earthing cable including all accessories and fittings.				
E	Lighting point	45	No		
F	6 Amp one gang one way switch	6	No		
G	6 Amp one gang two way switch	5	No		
H	6 Amp two gang two way switch	4	No		
I	6 Amp two gang one way switch	4	No		
J	6 Amp three gang two way switch	3	No		
Total carried forward to next page					

Item	Description	Qty	Unit	Rate	Amount
	Light fittings complete with accessories, lamps and tubes, 1.5 mm² three core heat resisting cables and wiring to an adjacent lighting point (<i>measured separately</i>) and fixing			B/F	
A	Type "A" - Outdoor Wall Lantern with Clear Glass Frame & E27 Holder	1	No		
B	Type "B" - 50W surface mounted LED fitting	5	No		
C	Type "C" - 2D 16W circular polycarbonate surface luminire	11	No		
D	Type "D" - Safety pendant set comprising safety ceiling rose and pendant lamp holder	3	No		
E	Type "E" - 1200mm 1x36w flourescent batten	1	No		
F	Type "F" - 40W compact mains voltage halogen flush luminaire in polished chrome finish	3	No		
G	Type "J" - Illumatt dandy 5-arm light (5 E14 40W) pendant	2	No		
H	Type "K" - Illumatt grand possini wall pendant	8	No		
I	Type "M" - Indoor Elegant Matte Black Wall Light Sconce with Frosted Glass Shade	7	No		
J	Type "H" -Textured Black finish Globe pedestal lantern with 100BC lamp	2	No		
	TV AERIAL INSTALLATION				
	Final sub-circuits from TV aerial point in a conduit installation comprising 25 mm diameter concealed heavy gauge PVC conduit complete with draw wires and all accessories and fittings				
K	TV aerial outlet	1	No		
	METERBOARD				
L	Supply, install and connect 14 gauge galvanised, powder-coated steel sheet meter box, with lockable hinged doors, to house 1 No single phase KPLC meter, cut-out and 1 No 100A DP MCB (<i>measured separately</i>)	1	No		
	EARTHING AND TESTING				
M	Complete earthing and bonding to the installations to IEE regulations	1	Item		
N	Allow for testing the whole of the installation in the house in accordance with the technical specification	1	Item		
	Total carried forward to next page				

Item	Description	Qty	Unit	Rate	Amount
	POWER DUCTS & MANHOLES			B/F	
A	Power manhole size 600mm x 600mm x 750mm (deep) internally,consisting of 150mm solid concrete block walls and bottom in cement mortar (1:4) and medium duty cast iron cover	3	m		
B	Backfill the 600mm deep trench and remove surplus soil from site <i>(after laying ducts!)</i>	50	m		
	MECHANICAL WORKS (ATTENDANCE)				
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 4mm² PVC insulated copper cables, 4mm² earthing cable including accessories.				
C	20 Amp DP switch fitted with neon indicator with 20A cord outlet <i>(for undersink water heater).</i>	1	No		
D	20 Amp DP switch fitted with neon indicator with 20A cord outlet <i>(for domestic & underground water pumps).</i>	2	No		
E	20A DP switch for 3kW electric booster element for the solar water heating system	1	No		
Total carried forward to summary page					

Item	Description		Amount
	ELECTRICAL INSTALLATION - PRICE SUMMARY PAGE	<u>Page</u>	
1	PRELIMINARIES AND GENERAL ITEMS	Pg 1	
2	TOTAL FOR ELECTRICAL INSTALLATION TO 1 No.3 BEDROOMED UNIT	Pg 5	
	TOTAL:ELECTRICAL WORK (VAT INCLUSIVE)		

Item	Description	Qty	Unit	Rate	Amount (ksh)
	<u>SECTION NO.2</u>				
	<u>ACACIA KITENGELA - 3BD UNIT Typology</u>				
	<u>PLUMBING AND DRAINAGE BQ</u>				
	<u>GENERAL ITEMS</u>				
A	Allow for insurance of the works in accordance with the conditions of the contract	1	Sum		
B	Allow for the cost of the performance bond in accordance with the conditons of the contract	1	Sum		
C	Allow for the preparation of all the Working Drawings	1	Sum		
D	Allow for the preparation of all "As Built" Drawings	1	Sum		
E	The tenderer is to describe hereunder inserting any relevant clause number,any other works,obligations or items that may be referred to in the Conditions Of Contract,Specification or Drawings in respect of the works for which he desires to enter a separate charge(this charge is to be entered in the Amount column)If no charge is entered hereunder,rates and amounts elsewhwere in the shedule of prices shall be deemed to cover all expenss for such works,obligations or items	1	Sum		
	BQ/1 for General items Carried Forward to summary page				

Item	Description	Qty	Unit	Rate	Amount (ksh)
(i)	Bill No 1:SANITARYWARE AND FITTINGS Supply, deliver, install, test and commission the sanitary appliances and fittings including their support brackets, screws etc. and their connection to water supply, waste/soil drainage and electrical power supply etc:- Where Trade Names are mentioned below, the tenderer MUST provide the same materials and other brands shall not be accepted without a written authority to supply alternative brands by the Engineer / Architect / Client				
A	WATER CLOSET Close-coupled washdown water closet pan with a horizontal outlet, complete with a 6 litres cistern with dual top flush mechanism, soft close wc seat and cover, stainless steel hinges, wc connector, fixing screws and mastic, 15mm diameter 300mm long flexible connections including backnuts and 1/2" angle regulating valve. The wc shall be as 'EKOS' model or approved equivalent	5	No		
B	WASH HAND BASIN Washbasin size: 500 x 385mm, wall mounted with 1No. taphole, overflow, full pedestal, 1 1/4" chrome plated pop-up basin waste fitting, fixing brackets, 1No. chrome plated single lever basin mixer as 'Tapis', 32mm diameter plastic bottle trap with 75mm seal and 20mm diameter, 300mm long flexible connection and angle valve. Basin shall be as 'EKOS" or approved equivalent	5	No		
C	KITCHEN SINK Inset Double Bowl Single Drainer (DBSD) stainless steel sink of bowl size;420 x 355 x 150mm and overall size 1500 x 500 mm finished in bright machine polish. Fittings to include 'Tapis' wall mount kitchen sinker mixer single level ref 14837000.Chrome plated chain waste 40mm diameter with overflow slots, 15mm diameter 300mm long flexible connections including backnuts and 40mm diameter plastic bottle trap with P trap outlets as Terrain Cat.No. 54483 PL2 or equal and approved.	1	No		
D	SHOWER FITTING Concealed 4-way shower mixer valve complete with associated stop corks, cover plate, bucket filler spout, shower arm, adjustable shower rose, 150mm diameter, with ball joint connector. As Tapis or equivalent	3	No		
E	Concealed shower stop cork complete with cover plate and bucket filler spout. As Cobra or equivalent	1	No		
F	Instantaneous shower heater fitting, suitable for salty water application. As Lorenzetti or equivalent	1	No		
Total carried forward to collection sheet BQ/2/4					

Item	Description	Qty	Unit	Rate	Amount (ksh)
A	DHOBI SINK Terrazzo or equal and approved heavy duty dhobi sink, cast in situ and complete with plastic bottle trap, chain stay hole and Ref SF5205 CP pair of chrome plated bib taps	1	No		
B	MIRROR 6mm thick polished plate glass, silver backed mirror with bevelled edges, size: 600 x 800mm plugged and screwed to wall with 4No dome capped chrome plated screws	5	No		
C	SOAP BASKET - shower Chrome plated soap basket, medium size to approval	4	No		
D	TOILET ROLL HOLDER Mediclinics chromed brass, wall mounted toilet roll holder	5	No		
E	Hand held toilet spray tap (Arabic tap) complete with chrome plated flexible hose, wall mount bracket and spray nozzle	4	No		
F	TOWEL RAIL - Shower 20mm diameter x 600mm long approved towel rail chrome plated, plugged and screwed into the wall	4	No		
G	TOWEL RING - wash basin 150mm dia approved towel ring chrome plated, plugged and screwed into the wall	5	No		
H	ROBE HOOK Robe hook in vitreous china and in approved colour mounted on concealed screws. As "Duravit" or approved equivalent	4	No		
J	UNDERSINK WATER HEATER "Heatre Sedia" or equivalent and approved undersink instantaneous immersion heater, 10 litres capacity complete with spirally wound heating element	1	No		
K	Inline water filter, GAC20, 5micron, size 75x250mm, Dayliff	1	No		
L	Under sink RO plant, SO Safe SSRO150, size 230x370x470	1	No		
M	Heavy duty bib tap, starhead to approval – <i>splash area</i>	1	No		
N	Heavy duty hose tap to approval	2	No		
O	Angle valve complete with wall flanges	21	No		
Total carried forward to collection sheet BQ/2/4					

Item	Description	Qty	Unit	Rate	Amount (ksh)
COLLECTION SHEET FOR SANITARYWARE AND FITTINGS					
A	Brought forward from page BQ/1/1.....				
B	Brought forward from page BQ/1/2.....				
Total amount for Sanitaryware and fitting		Ksh			
Total amount for Sanitaryware and fittings carried forward to					

Item	Description	Qty	Unit	Rate	Amount (ksh)
(i)	Bill No. 2: Internal Plumbing – Cold/hot water service Supply, deliver and install tubing and fittings as described and shown on the drawings. Tenderers must allow for jointings, couplings etc necessary for the proper and satisfactory functioning of the system when pricing. The following in PN 20 PPRC conforming to the current European standards for PPR installations and to the Engineer's approval, pipe jointing shall be by polyfusion or use of electric coupling Rates must allow for all the Metal/plastic threaded adaptors where required for the connection of sanitary fixtures, valves, sockets, sliding and fixed joints, support raceways, isolating sheaths, elastic materials, expansion arms and bends, crossovers etc.				
	PPR PN 20 Pipes, Danco or equivalent				
A	25mm diameter pipe chased in walls/floors and in duct	136	Lm		
B	32mm diameter pipe chased in walls/floors and in duct	88	Lm		
C	40mm diameter pipe chased in walls/floors and in duct	28	Lm		
D	Allow for lagging of 32/25mm hot water pipes in roof void with 30mm thick high density foam or any other approved insulation material	24	Lm		
	Extra-over PPRC pipework for the following:- Bends/elbows				
E	25mm bend	22	No		
F	32mm bend	16	No		
G	40mm bend	8	No		
H	25x3/4" dia male threaded 90° bend	8	No		
J	25x3/4" dia female threaded 90° bend	6	No		
K	25x1/2" dia male threaded 90° bend	24	No		
	Tees				
L	25/25mm diameter equal tee	18	No		
M	32/32mm diameter equal tee	12	No		
N	25/20mm diameter unequal tee	4	No		
O	32/25mm diameter unequal tee	12	No		
P	40/32mm diameter unequal tee	6	No		
Q	40/25 unequal tee	2	No		
R	25x3/4" female threaded tee	3	No		
S	25x3/4" male threaded tee	2	No		
	Sockets				
T	25mm dia sockets	26	No		
U	32mm dia sockets	22	No		
V	40mm dia sockets	6	No		
	Total carried forward to collection sheet BQ/2/4				

Item	Description	Qty	Unit	Rate	Amount (ksh)
	Transition male threaded sockets				
A	40x1 1/4" transition male threaded sockets	8	No		
B	32x1" transition male threaded sockets	12	No		
C	25x3/4" ditto	14	No		
	Unions				
D	20mm dia union	2	No		
E	25mm -ditto-	2	No		
F	32mm -ditto-	2	No		
	Long thread nipples				
G	20mm dia long thread nipple	1	No		
H	25mm -ditto-	4	No		
I	32mm -ditto-	4	No		
J	20mm dia short thread nipple	8	No		
	Back nut				
K	20mm dia backnut	2	No		
L	25mm -ditto-	10	No		
M	32mm -ditto-	8	No		
	Reducers				
N	25/20mm reducers	4	No		
O	32/25mm reducers	18	No		
P	40/32mm reducers	4	No		
Q	20mm dia approved high pressure screw down full way non-rising stem wedge gate valve to BS 5154 PN 20 for series B rating, with wheel and head joints to tubing. The gate valve to be as "Pegler" or approved equivalent.	6	No		
R	25mm -ditto-	5	No		
S	32mm -ditto-	4	No		
T	20mm flap type non-return valve	1	No		
U	25mm flap type non-return valve	2	No		
V	32mm flap type non-return valve	1	No		
	Ball valve				
W	20mm diameter medium pressure ball valve as "PORTSMOUTH" type or approved equivalent with brass stem and plastic float, screwed to threaded socket of tank including union	2	No		
	Roof water storage tanks				
X	1500litres (200gallons) capacity cylindrical vertical plastic water storage tank in roof space/slab. Tank size 1240 x 1240mm height complete with cover and having screwed connections for inlet (20mm), outlet (40/32 mm), overflow (32mm) and 20mm drain. Allow for the connection fittings to / from the tank. The tanks to be "Roto" or approved equivalent	2	No		
Total carried forward to collection sheet BQ/2/4					

Item	Description	Qty	Unit	Rate	Amount
A	<p>Domestic water booster pump set - Roof</p> <p>Supply, deliver, install and commission water booster pump set capable of delivering 4m³/hr against a total static head of 25m with a variable speed drive, 1-phase power source. The pumpset shall be complete with a pressure vessel and pressure switches, control panel, overload protection AVS, float switch for dry run protection, foot valve on the suction and all necessary controls. As "Grundfos Scala2" model or equal and approved</p>	1	Set		
B	<p>Water pump - underground tank</p> <p>Supply, deliver, install and commission a submersible water pump capable of delivering 4m³/hr against a total static head of 20m with a 1-phase power source. The pump shall be complete with control panel, overload protection AVS, float switch for dry run protection, 5m drop cable suitable for submerged application, non-return valve on the delivery and all necessary controls and electrical works. As "Pedrollo" model or equal and approved</p>	1	Set		
C	Adjustable level float switch which shall be coupled to the above submersible pump and fitted on the roof water tank. Allow for cabling of approximate 25m length	1	Item		
D	Supply, deliver and install 20mm diameter water meter as "KENT" to conform to specifications of the Local authority	1	No		
E	Allow for a stand pipe, complete with 20mm GMS pipe which shall be 600mm high, elbows and support made of cedar post of 100mm diameter and a 15 mm diameter bib tap	2	No		
	<p>Underground reinforced concrete water tank</p> <p>The tank to be constructed by others and to S.E's details. The tank to have 25mm dia inlet, 32mm dia outlet, 50mm dia overflow and 2No.50mm dia breather pipe connection. The tank connection fittings to be of GMS material</p>				
F	300x300mm GMS puddle flanges and of 25mm diameter	No	1		
G	32mm dia ditto	No	1		
H	50mm dia ditto	No	3		
J	32mm dia socket	No	1		
K	<p>Sterilization</p> <p>Allow for sterilization of the cold water system to the satisfaction of the Engineer</p>	1	Item		
L	<p>Testing and Commissioning</p> <p>Allow for setting to work, testing and commissioning of the whole plumbing system to the satisfaction of the Engineer</p>	1	Item		
Total carried forward to collection sheet BQ/2/4					

Item	Description	Qty	Unit	Rate	Amount
	COLLECTION SHEET FOR INTERNAL PLUMBING - MAIN HOUSE Brought forward from page BQ/2/1 Brought forward from page BQ/2/2 Brought forward from page BQ/2/3 Total amount for Internal plumbing	Kshs			
	Total amount for Internal Plumbing carried forward to				

Item	Description	Qty	Unit	Rate	Amount (ksh)
(i)	Bill No. 3: INTERNAL SANITARY DRAINAGE Soil and waste system Supply, deliver and install the following in PVC soil and waste system to BS 4514 and 5255 with fittings fixed to manufacturer's printed instructions and BS 5572 (1978) All uPVC branches, tees, reducing tees, reducers etc are to be formed in strict accordance with the manufacturer's printed instructions and and tenderers must allow for all the various sizes of connectors, socket reducers, holderbats, clips, etc required for the satisfactory functioning of the system.				
A	40mm diameter MuPVC pipe, heavy duty	12	Lm		
B	50mm diameter - ditto	24	Lm		
C	100mm diameter grey uPVC pipe, heavy duty	24	Lm		
D	100mm diameter uPVC golden brown pipe, heavy duty	36	Lm		
E	150mm diameter uPVC golden brown pipe, heavy duty	12	Lm		
	Extra-over uPVC pipework for the following:-				
F	100mm diameter long radius bend	8	No		
G	100 dia short radius bend	4	No		
H	100 dia 45 degree bend	4	No		
J	100mm dia single branch	6	No		
K	100mm dia vent cowl	2	No		
L	50mm dia vent cowl	1	No		
M	100mm dia WC connector	5	No		
N	40mm dia sweep bend	18	No		
O	40mm dia 45 degree bend	6	No		
P	50mm dia sweep bends	8	No		
Q	50mm dia 45 degree bend	4	No		
R	40mm sweep tee	2	No		
S	50mm sweep tee	6	No		
T	50mm Y-tee	2	No		
U	100x50mm diameter reducer	4	No		
V	40mm dia access plug	2	No		
W	50mm dia access plug	7	No		
X	4-way 100x50mm floor trap complete with stainless grating	12	No		
	Total carried forward to collection page BQ/3/3				

Item	Description	Qty	Unit	Rate	Amount (ksh)
A	300x300x200mm deep concrete gully trap complete with 100mm uPVC "P" trap gully, grating and 14 s.w.g cover with handle	3	No		
B	Manhole of internal dimension 600x450 mm and up to 1000mm deep. The manhole to consist of 100mm thick class 20 bed, 150mm thick solid concrete block walling in cement/sand (1:3) mortar and complete with 600x450mm heavy duty Mild steel chequered cover with hand holes	6	No		
C	2No. chambered grease interceptor, each chamber 600x450mm internal dimensions and approx. 1.2m deep. The chambers to consist of 100mm thick class 20 bed, 150mm thick solid concrete block walling in cement/sand (1:3) mortar. To have a 100mm inlet baffle, intermittent baffles and an outlet baffle, 4No. clean-out access, 1No. stainless steel grease tray and 2No. 600x450mm gas-tight mild steel chamber covers	1	No		
D	Allow for excavation of 600mm wide trenches not exceeding 1200mm deep for external drainage works	48	Lm		
E	Allow for 150mm thick concrete encasing for 100mm dia drainage pipes running under cabro / road crossing	18	Lm		
	Testing and Commissioning				
F	Allow for setting to work, testing and commissioning of the whole sanitary drainage system to the satisfaction of the Engineer	1	Item		
Total carried forward to collection page BQ/34/3					

Item	Description	Qty	Unit	Rate	Amount (ksh)
	COLLECTION PAGE FOR INTERNAL SANITARY DRAINAGE				
	Brought forward from page BQ/3/1				
	Brought forward from page BQ/3/2				
	Total for Internal drainage				
		Ksh			
	Total for Internal drainage carried forward to main summary				

Item	Description	Qty	Unit	Rate	Amount (ksh)
(i)	Bill 4: RAINWATER DRAINAGE SYSTEM Tenderer to allow for all fixing holderbats, run angles etc in their pricing. Also to supply,fix and commission the rain water drain pipes /uPVC soil system to BS 4515 MuPVC waste systems to BS 5255 with screwed and socketed joints to BS 21. Solvent welded joints shall be as per the systems manufacturer'swritten instructions The tenderer must allow in their pipework prices for all the couplings,connectors, joints etc as required in the running lengths of pipework and also where necessary, for pipe fixing clips, holderbats, pluggedand screwed. The installation must comply with BS 5572, uPVC Soil system conforming to BS 4514, heavy gauge class 41 pipework				
A	100mm diameter grey uPVC pipe, heavy duty	30	Lm		
B	50mm diameter grey MuPVC pipe	12	Lm		
	Extra Over Upvc soil pipework for the following:-				
C	100mm diameter Fulbora	2	No.		
D	100mm diameter 90 degree Sweep Bend	12	No.		
E	50mm diameter Sweep Bend	6	No.		
F	100mm diameter 45 degrees bend	6	No.		
G	100mm diameter sweep tee	3	No.		
H	100x50mm reducer	3	No		
J	50mm sweep tee	2	No		
K	100x50mm floor trap complete with stainless steel grating - <i>Balcony / terrace</i>	5	No		
	Testing & Commissioning				
L	Allow for setting to work, testing and commissioning of the rainwater drainage system	1	Sum		
	Total carried forward to collection page BQ/4/2				

Item	Description	Qty	Unit	Rate	Amount (ksh)
	<p>COLLECTION PAGE FOR RAINWATER WATER DRAINAGE</p> <p>Brought forward from page BQ/4/1</p> <p>Total for Rainwater Drainage</p>	Ksh			
	Total amount for roof rainwater drainage carried forward to Summary page				

Item	Description	Qty	Unit	Rate	Amount (ksh)
(i)	<p>Bill No. 5: Portable Fire Protection Equipments</p> <p>Supply, deliver, install, test and commission the following equipment and fittings:</p>				
A	5 kg CO ₂ gas portable fire extinguisher conforming to the latest editions of BS 5306-4:2001 and BS EN 3-10:2009, complete with support brackets and appropriate charge of agent.	No.	1		
B	Fibreglass fire blanket 1800x1800 mm, to the latest edition of BS EN1869:1997 including container and mounting brackets as ANGUS or equal and approved.	No.	1		
	Total for Portable fire protection equipment to main summary				

Item	Description	Qty	Unit	Rate	Amount (ksh)
	BILL No.6:-SOLAR WATER HEATING SYSTEM				
A	Supply, install, test and commission a solar water heating system comprising 300 Litres high pressure galvanized mild steel storage cylinder with long life GRP resin insulated casing (with 3Kw electric booster element). Solar collectors (2No.) shall be as 'Bluestar L' solar panels with heat exchanger of copper tubes, 50mm fiber glass insulation, copper sheet absorber plate and all the necessary inter-connectors, dielectric union, washout valves, inlet and outlet valves etc with atleast 4.4m ² net absorbing area. Also to have a 15mm diameter automatic air relief valve and drain cork. System shall be as 'Eraslan' model 300L Daylight system or approved equivalent	No	1		
B	Allow for solar water heating system mounting kit on a pitched/flat roof and all system interconnecting pipework	Item	1		
C	Programmable solar system controller kit comprising of digital temperature indicator, thermostat controller function, auxiliary heating at preset three periods, memory protection, display screen etc and the necessary signal cables. To be as solar water controller	No	1		
C	Gate valve 20mm dia approved high pressure screw down full way non-rising stem wedge gate valve to BS 5154 PN 20 for series B rating, with wheel and head joints to tubing. The gate valve to be as "Peglar" or approved equivalent.	No	1		
D	Plumbing accessories to supply cold water and drain hot water in copper material	item	1		
E	Allow for connection to the internal plumbing system done by others using lagged 20mm diameter GMS pipe work, approximately 4m length including necessary pipe fittings	Item	1		
G	Testing and Commissioning Allow for setting to work, testing and commissioning of the solar water heating system to the satisfaction of the Engineer	Item	1		
	Total for solar water heating equipment to main summary				

Item	Description	Amount (ksh)
	<u>GRAND SUMMARY PAGE</u>	
	<u>SUPPLY & FIX</u>	
1	General Items & Preliminaries	
2	Bill No. 1:- Sanitaryware and fittings - <i>Supply & fix</i>	
3	Bill No. 2 :- Internal Plumbing	
4	Bill No. 3 :- Internal Sanitary Drainage	
5	Bill No. 4 :- Rainwater drainage	
6	Bill No. 5 :- Portable Fire Protection Equipment	
7	Bill No. 6 :- Solar water heating	
A	Sub - Total for Plumbing and Drainage	
	TOTAL AMOUNT FOR PLUMBING AND DRAINAGE INSTALLATION - <i>VAT Inclusive</i>	

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION NO.2</u>				
	<u>3BD TYPOLOGY</u>				
	<u>PRIME COST & PROVISIONAL SUMS</u>				
	<u>JOINERY & CARPENTRY</u>				
A	Allow a provisional sum for Cabinets & Wardrobes installation works per ID Design	Sum	1	850,000	
	<u>PARKING/STORM WATER/LANDSCAPING</u>				
B	Allow a provisional sum for parking area paving blocks works,Storm water drainage and landscaping work	Sum	1	450,000	
	<u>FOUL WATER DRAINAGE</u>				
C	Allow a provisional sum for foul water drainage system inclusive of 1.no Bio Digester system - 1.2m D	Sum	1	400,000	
TOTAL : PROVISIONAL SUM					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>PROPOSED 3 BEDROOM TYPOLOGY - KITENGELA</u>		<u>SECTION</u>		
	<u>SUMMARY</u>				
1	3BD MAIN HOUSE - BUILDERS WORK		SEC 2		
2	DSQ - BUILDERS WORK		SEC 2		
3	ELECTRICAL		SEC 2		
4	PLUMBING		SEC 2		
5	PROVISIONAL SUM		SEC 2		
TOTAL : PROPOSED 3 BEDROOM TYPOLOGY					

4BD TYPOLOGY

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>4 BEDROOM VILLA - PAHOCO HOUSING</u>				
	<u>SECTION NO.2</u>				
	<u>MAIN HOUSE</u>				
	<u>(ALL PROVISIONAL)</u>				
	<u>ELEMENT NO.1</u>				
	<u>SUBSTRUCTURE</u>				
	<u>SITE CLEARANCE, ETC</u>				
	All excavation are measured net				
	<u>Site Clearance</u>				
A	Clear the site of all bushes, scrubs and under growth : cut and remove small trees and shrubs as directed on site, remove all stumps and grub up all roots(Entrire site)	m ²	464		
	<u>Excavation and Earthworks</u>				
B	Mass excavation to reduce levels commencing from ground level and n.e. 1.50 metres deep; load & cart away surplus spoil from site: (assume 1.1m deep average)	m ³	191		
	<u>Excavations in Trenches</u>				
C	Excavate in formation surfaces for trenches commencing from reduced level not exceeding 1.5 metres deep	m ³	24		
	<u>Excavation to Bases</u>				
D	Excavate in formation surfaces for bases commencing from reduced level not exceeding 1.5 metres deep	m ³	3		
E	Extra over for excavation of rocks; Irrespective of class	m ³	7		
	<u>Disposal of water</u>				
F	Allow for keeping excavations free of surface water by pumping or any other approved method	Item	1		
	<u>Planking and Strutting</u>				
G	Allow for maintaing and upholding sides of excavation clear of all falling materials by plunking and strutting	Item	1		
	<u>Backfilling</u>				
H	Selected excavated fill compacted in 150 mm layers - around foundations	m ³	34		
	<u>Imported filling</u>				
I	Imported Murrum Fill in layers of 150 mm spread, level and compacted to 98% MDD	m ³	150		
J	250mm Thick Hardcore Filling, deposit, spread, level and compact to 98% Proctor, to receive blinding	m ²	136		
K	50mm Thick Quarry dust blinding to surfaces of hard core	m ²	136		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Damp-Proof membrane</u>				
A	1000 gauge polythene damp proof membrane or equal and approved laid over blinded hardcore (m.s) with 200 mm end and side laps (measured net-no allowance for laps)	m ²	151		
	<u>Anti-termite treatment</u>				
B	Termidor 25 EC" or other equal and approved anti-termite chemical treatment applied by an approved pest control specialist with a 10 year warranty strictly applied according to manufacturer's printed instructions.	m ²	151		
	<u>CONCRETE WORKS</u>				
	<u>50mm thick blinding in plain concrete (1:4:8) in:-</u>				
C	Strip footing	m ²	60		
D	Column Bases	m ²	6		
	<u>In situ vibrated reinforced concrete Class 25/20 in:</u>				
E	Column Bases - 300mm thick	m ³	2		
F	Foundation strip footing - 200mm thick	m ³	12		
G	150mm Ground Floor bed	m ²	151		
H	Starter Columns	m ³	1		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
I	Assorted sizes (Strip fnd)	kg	330		
J	Assorted sizes (Bases)	kg	640		
K	Assorted sizes (Starter Columns)	kg	170		
	<u>Steel mesh fabric reinforcement to BS 4483</u>				
L	B.R.C fabric mesh reinforcement ref: A142 weighing 1.54 kg / m2 laid with 200 mm laps (measured net-no allowance made for laps)	m ²	151		
	<u>Sawn form work to:</u>				
M	Vertical sides of strip footing	m ²	40		
N	Vertical sides of bases	m ²	8		
O	Columns	m ²	22		
P	Edge of floor slab 75-150 mm wide	m	53		
	<u>FOUNDATION WALLING</u>				
	<u>Load bearing natural stone rough walling in cement and sand mortar</u>				
Q	200mm thick rough chisel dressed natural stone walling bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course	m ²	133		
	<u>Cement and Sand (1:4) rendering</u>				
R	25mm thick rendering to concrete and masonry surfaces finished with a steel float trowelled to plinth	m ²	17		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>COLLECTION</u></p> <p>CARRIED FORWARD FROM PG 1</p> <p>CARRIED FORWARD FROM ABOVE</p>				
	TOTAL: SUBSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SUPERSTRUCTURE</u>				
	<u>ELEMENT NO.2</u>				
	<u>WALLING - Waterproofing</u>				
	200mm wide x 4mm thick asphalt based damp proof course under blockwork and between parapet wall and copings				
A	200mm wide: Ground floor	m	84		
B	200mm wide: Parapet wall	m	23		
	<u>MASONRY WALLING</u>				
	<u>EXTERNAL</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
C	200mm Thick wall : Planter	m ²	3		
D	200mm Thick wall : Ground floor	m ²	97		
E	200mm Thick wall : First floor	m ²	98		
F	200mm Thick : Parapet walling	m ²	33		
	<u>Hand dressed Stone Walling</u>				
	Approved natural stone " Blue Stone bush" walling, fine chisel dressed on one side the other butchered to receive plaster, bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course				
G	200mm Thick wall : Staircase area	m ²	63		
H	200mm Thick wall : Front elevation wall area	m ²	17		
	<u>INTERNAL</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
I	200mm Thick wall : Ground floor	m ²	77		
J	200mm Thick wall : First floor	m ²	97		
	TOTAL: MASONRY WALLING				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 3</u>				
	<u>REINFORCED CONCRETE SUPERSTRUCTURE</u>				
	<u>Insitu vibrated reinforced concrete Class 25/20 in:</u>				
A	Beams on First floor slab	m ³	9		
B	Ring beams on Roof Level	m ³	8		
C	Suspended First floor slab-150mm thick	m ²	124		
D	Suspended Roof level floor slab-150mm thick	m ²	26		
E	Columns: ground floor slab to first floor suspended slab	m ³	1.5		
F	Columns: first floor slab to Roof level	m ³	1		
G	Staircases	m ³	3		
	<u>Reinforcement</u> <u>(Provisional)</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
H	Assorted sizes (Beams)	kg	1,650		
I	Assorted sizes (Columns)	kg	400		
J	Assorted sizes (Slab)	kg	1,600		
K	Assorted sizes (Stairs)	kg	150		
	<u>Sawn formwork to :-</u>				
L	Soffites of Suspended First floor Slab	m ²	110		
M	Soffites of Suspended roof level Slab	m ²	25		
N	Sides and soffites of Beams on First floor slab	m ²	87		
O	Sides and soffites of Ring Beam	m ²	78		
P	Vertical sides of columns;ground floor slab to first floor suspended slab	m ²	47		
Q	Vertical sides of columns; first floor slab to second floor suspended slab	m ²	57		
R	Soffits of slopping soffits,risers, and open strings of staircases	m ²	18		
	TOTAL: REINFORCED CONCRETE SUPERSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 4</u>				
	<u>ROOFING AND RAINWATER DISPOSAL</u>				
	<u>ROOF TERRACE FINISHES</u>				
	Cement and sand (1:4) roof screeds : on concrete : laid to falls				
A	30mm Thick screed laid to falls : Staircase roof top slab	m ²	10		
B	30mm Thick screed laid to falls - Balconies slab	m ²	16		
C	Dish screed around 110mm diameter fullbore rainwater outlet - Staircase roof top slab	No	1		
	<u>Angle Fillet</u>				
D	50 x 50mm Triangular fillet cement sand (1:3) screeds including cutting wall groove for terminating APP and making good	m	23		
	<u>WATERPROOFING TO ROOFS</u>				
	<u>Terrazo floor</u>				
	Polished terrazzo 30mm thick coat of coloured cement and local marble aggregate (1:2), complete with and including aluminium dividing strips all be to executed by an approved sub-contractor.				
E	To screeded roof top floor areas	m ²	26		
F	100mm High terrazo skirting	m	25		
	<u>PCC COPING</u>				
	300x50mm Thick precast coping: Single weathered and throated ; bedding to walling with cement and sand(1:4) motar including painting to approval				
G	Roof slab & Terrace level	m	33		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ROOF COVERING</u>				
A	Supply and install approved G28 Box profile IT5 roofing sheets on timber members as MRM or equal and equivalent to Architect's specs.	m ²	126		
B	380mm Matching side flash	m	47		
	<u>Roof Structure (Provisional)</u>				
	<u>Sawn cypress; first grade; well seasoned and treated with approved wood preservative; with and including all jointing and connections (packing piece, bolts etc.) as necessary; in roof .Timber Trusses @1800c/c & Purlins @ 1400c/c per Structural Drawings</u>				
	<u>The following in trusses and/or independent members</u>				
C	100 x50mm Truss Timber Rafter	m	310		
D	100 x 50mm Purlins	m	100		
E	50x50mm battens	m	190		
F	75x50mm Timber wall plate; fixed to concrete or masonry with hoop iron	m	49		
G	200x25mm Ridge board	m	20		
	<u>Rain water Goods</u>				
H	150mm wide rainwater UPVC gutter with matching brackets at 1000mm centers	m	20		
I	100mm wide rainwater UPVC down pipe with matching brackets at 1000mm centers	m	20		
J	Extra-over down pipe for 100mm bend	No	6		
K	Extra over for shoe	No	3		
	<u>Eaves covering</u>				
	<u>In wrought cypress</u>				
L	15 mm T&G boarding secret nailed to and including 50x50 mm sawn celcured cypress brandering at 600mm centres	m ²	12		
	<u>Prepare, fill in up joints with approved wood filler and apply three coats polyurethane clear varnish to:</u>				
M	General surfaces	m ²	12		
TOTAL: CARRIED TO COLLECTION					
<u>COLLECTION</u>					
CARRIED FORWARD FROM PG 6					
CARRIED FORWARD FROM ABOVE					
TOTAL: ROOFING AND RAINWATER DISPOSAL					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 5</u>				
	<u>WINDOWS</u>				
	<u>Precast Concrete, once throated fixed with cement and sand (1:3) mortar</u>				
A	250x75mm Thick window cill	m	30		
	<u>Mild steel Curtain walling</u>				
	<u>Supply and fix the following purpose made mild steel window finished with one coat primer and two finishing coats of approved enamel or gloss paint with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 6mm one way glass: all in accordance with Architect's details and approval</u>				
B	window overall size 1800 x 3300 x 4900 mm high L-Shape	No	1		
	<u>Mild steel Windows</u>				
	<u>Supply and fix the following purpose made mild steel powder coated window : with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 4mm one way glass: all in accordance with Architect's details and approval</u>				
C	Window overall size 400 wide x 1800 mm high	No	2		
D	Window overall size 600 wide x 1900 mm high	No	6		
E	Window overall size 600 wide x 800 mm high	No	2		
F	Window overall size 2400 wide x 1800 mm high	No	1		
G	Window overall size 2000 wide x 1800 mm high	No	3		
G	Window overall size 2000 wide x 1300 mm high	No	1		
H	window overall size 750 x 800 mm high	No	5		
I	window overall size 1200 x 1800 mm high	No	2		
J	window overall size 2100 x 4500 mm high (Staircase Area)	No	1		
	TOTAL : WINDOWS				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 6</u>				
	<u>DOORS</u>				
	<u>Steel doors</u>				
	Supply and installation of steel security doors manufactured in accordance with European Standards (EN 1627 or Equivalent). Constructed from high quality galvanised steel with anti-corrusion coating. Doors to include multi point locking system, reinforced frames, fire-resitant core, and heavy-duty hinges, threshold, seals, and all necessary hardware, sizes as per drawings, installation to include proper allignment, anchoring, and sealing, All work to comply with safety and performance specifications				
A	Door size 1300 x 2400mm high	No	1		
B	Door size 900 x 2400mm high	No	1		
	<u>Flush doors - As 64 Door Factory</u>				
	Solid core flush doors with internal honeycomb structure for enhanced sound insulation, veneered on both sides with 250mm wide hardwood frames, 100mm architraves, 3 heavy-duty stainless steel ball-bearing hinges, 2-lever mortice lockset with handle, and overhead door stopper. Doors include hardwood edge lipping, are pre-machined for hardware, and delivered ready for on-site assembly. Termite resistant, dimensionarry stable, and ideal for residential or commercial use. Sizes as per architectural drawings				
C	Door overall size 900 x 2400mm High	No	6		
D	Door overall size 800 x 2400mm High	No	6		
	<u>ALUMINIUM DOORS</u>				
	<u>Powder coated aluminium doors and accessories to be obtained from an approved manufacturer : supply and fix SAA ironmongery; handles, to Architect's approval : aluminium glazing beads and neoprene gaskets strip : all corner glazing butt jointed with silicone sealant : 6 mm thick butt jointed One way glass: top and bottom sliding rails : fixed to blockwork or concrete : pointed externally in mastic sealer</u>				
E	Door size 3000 x 2400mm high	No	1		
F	Door size 900 x 2400mm high	No	1		
	TOTAL: DOORS				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>ELEMENT NO. 7</u></p> <p><u>BALUSTRADES RAILING</u></p> <p><u>Mild Steel</u></p> <p>Supply, fabricate, and install mild steel balustrade, 900mm high, comprising vertical balusters of 25x25x1.5mm SHS (Square Hollow Sections) spaced at 150mm center-to-center, welded to a top handrail of 40x20x1.5mm RHS (Rectangular Hollow Section) and a bottom rail of 30x10mm flat bar. To include grooved handrail 75x50mm hardwood timber: All sections shall be cut, welded, and ground smooth as per drawings and site conditions. Include base plates, brackets, and all necessary anchoring to concrete rebar. Clean all surfaces, apply anti-rust primer, and finish with two coats of approved enamel or gloss paint. Installation to be true, secure, and to the Architect's approval</p>				
A	Staircase railing	m	7		
B	900mm high : Master Balcony	m	8		
C	900mm high : BD 2 Balcony	m	6		
	TOTAL: BALUSTRADES				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 8</u>				
	<u>FINISHES</u>				
	<u>EXTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	<u>30mm thick Cement and Sand Screeds (1:4) with wood float finish</u>				
A	On Entry porch	m ²	14		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
B	On Entry porch	m ²	14		
	<u>Paving Slabs</u>				
	Provide, lay in place and joint 600x600x50mm well cured paving slabs on 50mm well compacted sand/quarry dust bed to walkway				
C	600 x 600 x 50mm thick paving slabs : Back yard	m ²	11		
D	Ditto walkway	m ²	10		
	<u>WALL FINISHES</u>				
	<u>15mm Thick Cement and sand (1:3) backing; wood floated; to concrete or blockwork surfaces of;</u>				
E	On external wall surfaces	m ²	231		
F	On window and door reveals	m ²	20		
TOTAL: CARRIED TO COLLECTION					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
A	<p><u>Decorative Moulding</u></p> <p>Allow a provisional sum of Kshs.200,000/= for mouldings to Parapet wall decorative coping and Windows to architect's detail and approval</p> <p><u>PAINT WORK</u></p> <p>Allow a Prime Cost Rate of KShs 700 per m2 for one coat rough textured paint as 'CROWN PAINTS Ruff n Tuff' or equal and approved, transport to site, store, including prepare, prime and 20mm thick plaster backing (elsewhere measured), on concrete and blockwork surfaces. The specialist paint and its plaster backing shall be constructed in suitable patterns: Minimum 5 year maintenance free warranty. All to approval of the Architect.</p>	Item	1		
B	On external plastered surfaces	m ²	231		
C	Plastered window and door reveals	m ²	20		
TOTAL: CARRIED TO COLLECTION					
<u>COLLECTION</u>					
CARRIED FORWARD FROM PG 11					
CARRIED FORWARD FROM ABOVE					
TOTAL: EXTERNAL FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>INTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
A	On Ground floor area	m ²	117		
B	On First floor area	m ²	123		
	<u>Waterproofing to bathrooms</u>				
	Supply and apply 2 coats of Sikeseal 105, 2-part polymer modified,cementitious waterproof mortar slurry with a total consumption of 4.0kg/m2(2kg/m2/coat), in accordance to the manufacturer's(Sika) specification and instructions,tested and classified acc.to EN-196 and ASTM D 4541: Executed under a minimum guarantee of (10) years by specialist: with and including all necessary surface preparation,cleaning,removal of dust etc to satisfaction of the Engineer to:				
C	To bathrooms floor and 300mm high on walls	m ²	23		
D	To Laundry room floor and 300mm high on walls	m ²	8		
E	To Cloak room floor and 300mm high on walls	m ²	5		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
F	On Kitchen floor area	m ²	17		
G	On pantry floor area	m ²	8		
H	Laundry floor area	m ²	9		
I	On dining area	m ²	23		
J	On Guest BD floor	m ²	18		
K	On lounge floor	m ²	32		
L	Staircase circulation area	m ²	20		
M	On BD 1 floor area	m ²	18		
N	On BD 2 floor area	m ²	18		
O	On Master BD floor area	m ²	25		
P	On family room floor	m ²	15		
Q	On washrooms floor area	m ²	19		
R	On balconies floor area	m ²	17		
	<u>Skirting</u>				
S	100 mm high skirting	m	176		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
A	Aluminium end angle fixed flush to corners	m	18		
	<u>WALL FINISHES</u>				
	<u>15mm Cement and sand (1:3) render with steel float finish: to concrete or blockwork :</u>				
B	Internal face of external block walls	m ²	231		
C	Internal block walls	m ²	428		
	<u>PAINTING</u>				
	Allow for skimming and sanding, prepare and apply one undercoat and two finishing coats of matt / silk paint as "Crown Paints" or other equal and approved paint to:				
D	Plastered surfaces of walls and beam	m ²	548		
	<u>Wall Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
E	On kitchen walls	m ²	5		
F	On Bathroom walls	m ²	111		
	<u>Timber Slats</u>				
	Hollow timber slats frame anchored to floor and suspended concrete structure, made up of 200 x 200 x 2550 mm high medium density board vertical members at 300mm c/c finished to specification, in accordance with Architect's Drawings.				
G	Timber cladding to ground floor & master balcony area	m	20		
	<u>STAIRCASE FINISHES</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
H	Ditto on treads not exceeding 300 mm wide	m	16		
I	Ditto on risers not exceeding 250 mm high	m	18		
J	Sloping soffits of Stairs staircase	m ²	7		
K	Staircase Landing	m ²	3		
L	Sloping string of staircase	m ²	2		
	TOTAL CARRIED TO COLLECTION				

PAHOCO HOUSING

SECTION 3

4BD TYPOLOGY

4BD MAIN HOUSE

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ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
A	To staircase treads not exceeding 300m high or wide	m	16		
B	To staircase risers exceeding 100mm but not exceeding 250m high or wide	m	18		
C	Staircase Landing	m ²	3		
D	100mm High staircase skirting	m	8		
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
E	Aluminium end angle fixed flush to treads and risers	m	18		
	<u>CEILING FINISHES</u>				
	15mm thick Cement and Sand plaster (1:4) with wood float finish				
F	On balconies soffits	m ²	34		
G	On ground floor soffits	m ²	96		
	<u>GYPSUM CEILING</u>				
	9mm thick approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium brandering system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
H	First floor plasterboard bulkhead ceilings	m ²	95		
I	Extra over for 250mm wide gypsum board curtain boxes	m	21		
	9mm thick moisture resistant approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium brandering system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
J	Bathrooms ceiling	m ²	11		
	<u>Allow for skimming and sanding, prepare and apply two undercoats and one finishing coats of silk paint as "Crown Paints" or other equal and approved paint to:</u>				
K	Soffits of ceilings	m ²	236		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>COLLECTION</u>				
	CARRIED FORWARD FROM PG 13				
	CARRIED FORWARD FROM PG 14				
	CARRIED FORWARD FROM ABOVE				
	TOTAL: INTERNAL FINISHES				
	<u>COLLECTION</u>				
A	EXTERNAL FINISHES				
B	INTERNAL FINISHES				
	TOTAL: FINISHES				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>4BD MAIN HOUSE SUMMARY</u>				
1	SUBSTRUCTURES				
2	WALLING				
3	REINFORCED CONCRETE SUPERSTRUCTURE				
4	ROOFING AND RAIN WATER DISPOSAL				
5	WINDOWS				
6	DOORS				
7	BALUSTRADES				
8	FINISHES				
TOTAL:4 BD MAIN HOUSE- BUILDERS WORK					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION NO.3</u>				
	<u>DETACHED DSQ FOR 3 BD UNIT</u>				
	<u>(ALL PROVISIONAL)</u>				
	<u>ELEMENT NO.1</u>				
	<u>SUBSTRUCTURE</u>				
	<u>SITE CLEARANCE, ETC</u>				
	<u>Excavation and Earthworks</u>				
A	Mass excavation to reduce levels commencing from ground level and n.e. 1.50 metres deep; load & cart away surplus spoil from site: (assume 1.1m deep average)	m ³	17		
	<u>Excavations in Trenches</u>				
B	Excavate in formation surfaces for trenches commencing from reduced level not exceeding 1.5 metres deep	m ³	5		
C	Extra over for excavation of rocks; Irrespective of class	m ³	2		
	<u>Disposal of water</u>				
D	Allow for keeping excavations free of surface water by pumping or any other approved method	Item	1		
	<u>Planking and Strutting</u>				
E	Allow for maintaing and upholding sides of excavation clear of all falling materials by plunking and strutting	Item	1		
	<u>Backfilling</u>				
F	Selected excavated fill compacted in 150 mm layers - around foundations	m ³	5		
	<u>Imported filling</u>				
G	Imported Murrum Fill in layers of 150 mm spread, level and compacted to 98% MDD	m ³	13		
H	250mm Thick Hardcore Filling, deposit, spread, level and compact to 98% Proctor, to receive blinding	m ²	11		
I	50mm Thick Quarry dust blinding to surfaces of hard core	m ²	11		
	<u>Damp-Proof membrane</u>				
J	1000 gauge polythene damp proof membrane or equal and approved laid over blinded hardcore (m.s) with 200 mm end and side laps (measured net-no allowance for laps)	m ²	14		
	<u>Anti-termite treatment</u>				
K	Termidor 25 EC" or other equal and approved anti-termite chemical treatment applied by an approved pest control specialist with a 10 year warranty strictly applied according to manufacturer's printed instructions.	m ²	14		
	<u>Concrete work</u>				
	<u>50mm thick blinding in plain concrete (1:4:8) in:-</u>				
L	Strip footing	m ²	6		
	TOTAL:CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>In situ vibrated reinforced concrete Class 25/20 in:</u>				
A	Foundation strip footing - 200mm	m ³	1		
B	150mm Ground Floor bed	m ²	14		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
C	T10	kg	75		
	<u>Steel mesh fabric reinforcement to BS 4483</u>				
D	B.R.C fabric mesh reinforcement ref: A142 weighing 1.54 kg / m ² laid with 200 mm laps (measured net-no allowance made for laps)	m ²	14		
	<u>Sawn form work to:</u>				
E	Vertical sides of strip footing	m ²	7		
F	Edge of floor slab 75-150 mm wide	m	15		
	<u>FOUNDATION WALLING</u>				
	<u>Load bearing natural stone rough walling in cement and sand mortar</u>				
G	200mm thick rough chisel dressed natural stone walling bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course	m ²	23		
	<u>Cement and Sand (1:4) rendering</u>				
H	25 mm thick rendering to concrete and masonry surfaces finished with a steel float trowelled to plinth	m ²	5		
TOTAL:CARRIED TO COLLECTION					
<u>COLLECTION</u>					
CARRIED FORWARD FROM PG 1					
CARRIED FORWARD FROM ABOVE					
TOTAL: SUBSTRUCTURE					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SUPERSTRUCTURE</u>				
	<u>ELEMENT NO.2</u>				
	<u>WALLING - Waterproofing</u>				
	200mm Wide x 4mm thick asphalt based damp proof course under blockwork and between parapet wall and copings				
A	200mm wide: Ground floor	m	15		
	<u>MASONRY WALLING</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
B	200mm Thick wall : Ground floor	m ²	37		
C	Extra over for 2 courses above Ring beam	m ²	9		
	TOTAL: MASONRY WALLING				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 3</u>				
	<u>REINFORCED CONCRETE SUPERSTRUCTURE</u>				
	<u>In situ vibrated reinforced concrete Class 25/20 in:</u>				
A	Ring beams	m ³	1		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
B	Assorted sizes (Beam)	kg	127		
	<u>Sawn formwork to :-</u>				
C	Sides and soffites of Ring beams	m ²	17		
TOTAL: REINFORCED CONCRETE SUPERSTRUCTURE					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 4</u>				
	<u>ROOF COVER AND ROOF STRUCTURE</u>				
	<u>ROOF COVERING</u>				
A	Supply and install approved G28 Box profile IT5 roofing sheets on timber members as MRM or equal and equivalent to Architect's specs.	m ²	23		
B	380mm matching Ridge cap	m	16		
	<u>Roof Structure (Provisional)</u>				
	<u>Sawn cypress; first grade; well seasoned and treated with approved wood preservative; with and including all jointing and connections (packing piece, bolts etc.) as necessary; in roof .Timber Trusses @1800c/c & Purlins @ 1400c/c per Structural Drawings</u>				
	<u>The following in trusses and/or independent members</u>				
C	100 x50mm Truss Timber Rafter	m	44		
D	100 x 50mm Purlins	m	25		
E	50x50mm battens	m	51		
F	75x50mm Timber wall plate; fixed to concrete or masonry with hoop iron	m	17		
G	200x25mm Fascial/Ridge board	m	19		
	<u>Rain water Goods</u>				
H	150mm wide rainwater UPVC gutter with matching brackets at 1000mm centers	m	19		
I	100mm wide rainwater UPVC down pipe with matching brackets at 1000mm centers	m	6		
J	Extra-over down pipe for 100mm bend	No	4		
K	Extra over for shoe	No	2		
	<u>Eaves covering</u>				
	<u>In wrought cypress</u>				
L	15 mm T&G boarding secret nailed to and including 50x50 mm sawn secured cypress brandering at 600mm centres	m ²	11		
	<u>Prepare, fill in up joints with approved wood filler and apply three coats polyurethane clear varnish to:</u>				
M	General surfaces	m ²	11		
TOTAL: ROOFING AND RAINWATER DISPOSAL					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 5</u>				
	<u>WINDOWS</u>				
	<u>Precast Concrete, once throated fixed with cement and sand (1:3) mortar</u>				
A	250x75mm Thick window cill	m	2		
	<u>Mild steel Windows</u>				
	<u>Supply and fix the following purpose made mild steel powder coated window : with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 4mm one way glass: all in accordance with Architect's details and approval</u>				
B	Window overall size 1200 wide x 1800 mm high	No	1		
C	Window overall size 750 wide x 800 mm high	No	1		
TOTAL : WINDOWS					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>ELEMENT NO. 6</u></p> <p><u>DOORS</u></p> <p><u>Steel doors</u></p> <p>Solid steel doors comprising 50 x 50mm Square Hollow Section surround main frame : 2 mm thick mild steel sheets : Door ironmongery consisting of heavy duty purpose made hinges, 3 lever Mortice lock : hanging door to and including 75 x 50 x 2.5mm Profiled steel door frame fixed to concrete, concrete blockwall or stonework : pointed externally in mastic : one shop coat red oxide primer: Prepare touch up primer and apply one undercoat and two coats gloss enamel paint on general surfaces: 4mm thick one way glass on upper division: all in accordance with Architect's approval and Door Schedule</p>				
A	<p>Door size 900 x 2400mm high</p> <p><u>Flush doors - As 64 Door Factory</u></p> <p>Minimum 47mm finished semi solid flush door to Architect's details and complete with stain and paint to Approval. 150mm wide hardwood frames, architraves,3 heavy-duty stainless steel ball-bearing hinges,2-lever mortice lockset with handle,and overhead door stopper. Doors include hardwood edge lipping, are pre-machined for hardware, and delivered ready for on-site assembly.Termite resistant,dimensionarry stable,and ideal for residential or commercial use. Sizes as per architectural drawings</p>	No	1		
B	<p>Door overall size 800 x 2400mm High</p>	No	1		
TOTAL: DOORS					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 10</u>				
	<u>FINISHES</u>				
	<u>WALL FINISHES</u>				
	<u>15mm Thick Cement and sand (1:3) backing; wood floated; to concrete or blockwork surfaces of;</u>				
A	On external wall surfaces	m ²	39		
B	On window and door reveals	m ²	3		
	<u>PAINT WORK</u>				
	Allow a Prime Cost Rate of KShs 700 per m2 for one coat rough textured paint as 'CROWN PAINTS Ruff n Tuff' or equal and approved, transport to site, store, including prepare, prime and 20mm thick plaster backing (elsewhere measured), on concrete and blockwork surfaces. The specialist paint and its plaster backing shall be constructed in suitable patterns: Minimum 5 year maintenance free warranty. All to approval of the Architect.				
C	On external plastered surfaces	m ²	39		
D	Plastered window and door reveals	m ²	3		
TOTAL: EXTERNAL FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>INTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
A	On Floor area	m ²	11		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
B	On floor area	m ²	11		
	<u>Skirting</u>				
C	100 mm high skirting	m	10		
	<u>WALL FINISHES</u>				
	<u>15mm Cement and sand (1:3) render with steel float finish: to concrete or blockwork :</u>				
D	On wall surfaces	m ²	53		
	<u>WALL FINISHES</u>				
	Allow for skimming and sanding, prepare and apply one undercoat and two finishing coats of matt / silk paint as "Crown Paints" or other equal and approved paint to:				
E	Plastered surfaces of walls and beam	m ²	53		
	<u>Wall Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
F	On Bathroom walls	m ²	19		
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
G	Aluminium end angle fixed flush to treads and risers	m	8		
	TOTAL:CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>CEILING FINISHES</u>				
	<u>GYPSUM CEILING</u>				
	9mm thick approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium branding system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
A	DSQ plasterboard bulkhead ceilings	m ²	8		
	9mm thick moisture resistant approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium branding system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
B	Bathroom ceiling	m ²	3		
	<u>Allow for skimming and sanding, prepare and apply two undercoats and one finishing coats of silk paint as "Crown Paints" or other equal and approved paint to:</u>				
C	Soffits of gypsum ceilings	m ²	11		
TOTAL: INTERNAL FINISHES					
	<u>COLLECTION</u>				
A	EXTERNAL FINISHES				
B	INTERNAL FINISHES				
TOTAL: FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>4BD TYPOLOGY DSQ SUMMARY</u>				
1	SUBSTRUCTURES				
2	WALLING				
3	REINFORCED CONCRETE SUPERSTRUCTURE				
4	ROOFING AND RAIN WATER DISPOSAL				
5	WINDOWS				
6	DOORS				
7	FINISHES				
TOTAL: DSQ					

Item	Description	Qty	Unit	Rate	Amount
	<u>SECTION NO.3</u> <u>ELECTRICAL WORKS</u> <u>ACACIA KITENGELA (4-BEDROOM UNIT)</u> <u>ELECTRICAL INSTALLATIONS ESTIMATES</u> <u>GENERAL ITEMS</u>				
A	Allow for insurance of the works in accordance with the Conditions of the Contract	1	Item		
B	Allow for the cost of performance bond in accordance with Conditions of the Contract	1	Item		
C	Allow for the preparation of all Working Drawings	1	Item		
D	Allow for the preparation of all "As Built" Drawings	1	Item		
E	The Tenderer is to describe hereunder inserting any relevant clause number, any other works, obligations or items that may be referred to in the Conditions of Contract, Specifications or Drawings in respect of the works for which he desires to enter a separate charge (<i>this charge is to be entered in the Amount column</i>). If no charge is entered hereunder, rates and amounts elsewhere in the schedule of prices shall be deemed to cover all expenses for such works, obligations or items	1	Item		
	Total carried forward to summary page				

Item	Description	Qty	Unit	Rate	Amount
	4 - BEDROOM UNIT				
	POWER DISTRIBUTION				
	Heavy gauge PVC conduit complete with all accessories, boxes etc. and joints in the running length				
A	38 mm PVC conduit fixed in chases/underground including saddles and couplers from the manhole at the gate to the meter board, and to consumer units A,B, and C inside the mainhouse and DSQ.	50	m		
	600/1000 volt grade single core PVC insulated copper cable to BS 6004				
B	3x16mm ² single core copper cables drawn in 38mm dia PVC conduit from the meter board to the consumer unit A inside the pantry	20	m		
C	3x10mm ² single core copper cables drawn in 38mm dia PVC conduit from consumer unit A to consumer unit B on first floor	10	m		
D	3x6mm ² single core copper cables drawn in 38mm dia PVC conduit from consumer unit A to consumer unit C in the DSQ	20	m		
	Equipment including all interconnections bushing, cable lugs and terminations sundries and fixing to backgrounds requiring plugging and all accessories.				
E	8 way SP&N consumer unit without MCBs inside the pantry on ground floor	1	No		
F	6 way SP&N consumer unit without MCBs inside the DSQ and on first floor	2	No		
G	100A DP MCB with cover mounted on meter board	1	No		
H	Appropriate cable loop-in box/adaptable box with all accessories	3	No		
	MINIATURE CIRCUIT BREAKERS				
I	6A SP MCB	1	No		
J	10A SP MCB	4	No		
K	20A SP MCB	5	No		
L	32A SP MCB	5	No		
M	SPARE WAYS	3	No		
	Total carried forward to next page				

Item	Description	Qty	Unit	Rate	Amount
	Final sub-circuits from distribution board or consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit, 2.5mm² PVC insulated copper cables, 2.5 mm² copper earthing cable including accessories and fittings			B/F	
A	13 Amp switched twin socket outlet	34	No		
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 4mm² PVC insulated copper cables, 4mm² earthing cable including accessories.				
B	20 Amp DP switch fitted with neon indicator as Crabtree Cat No 4015/31 with 20A cord outlet (<i>for instant shower</i>).	5	No		
C	Minibuzzer 8V AC as Friedland, with push as Friedland Sesame D814, including Friedland Transformer D743 (or equivalent system) but wired with 3x1.5mm ² PVC insulated copper cables.	1	No		
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 6 mm² PVC insulated copper cables, 6mm² earthing cable including accessories				
D	45 Amps cooker control unit complete with 13 Amp switched socket outlet	1	No		
	LIGHTING INSTALLATION				
	Final sub-circuits from consumer unit in a cable and conduit installation comprising concealed heavy gauge PVC conduit, 1.5 mm² PVC insulated copper cables, 1.5 mm² copper earthing cable including all accessories and fittings.				
E	Lighting point	53	No		
F	6 Amp one gang one way switch	9	No		
G	6 Amp one gang two way switch	6	No		
H	6 Amp two gang two way switch	4	No		
I	6 Amp two gang one way switch	4	No		
J	6 Amp three gang two way switch	3	No		
	Total carried forward to next page				

Item	Description	Qty	Unit	Rate	
	Light fittings complete with accessories, lamps and tubes, 1.5 mm² three core heat resisting cables and wiring to an adjacent lighting point (measured separately) and fixing			B/F	
A	Type "A" - Outdoor Wall Lantern with Clear Glass Frame & E27 Holder	1	No		
B	Type "B" - 50W surface mounted LED fitting	6	No		
C	Type "C" - 2D 16W circular polycarbonate surface luminire	12	No		
D	Type "D" - Safety pendant set comprising safety ceiling rose and pendant lamp holder	5	No		
E	Type "E" - 1200mm 1x36w flourescent batten	1	No		
F	Type "F" - 40W compact mains voltage halogen flush luminaire in polished chrome finish	4	No		
G	Type "J" - Illumatt dandy 5-arm light (5 E14 40W) pendant	3	No		
H	Type "K" - Illumatt grand possini wall pendant	10	No		
I	Type "M" - Indoor Elegant Matte Black Wall Light Sconce with Frosted Glass Shade	9	No		
J	Type "H" -Textured Black finish Globe pedestal lantern with 100BC lamp	2	No		
	TV AERIAL INSTALLATION				
	Final sub-circuits from TV aerial point in a conduit installation comprising 25 mm diameter concealed heavy gauge PVC conduit complete with draw wires and all accessories and fittings				
K	TV aerial outlet	1	No		
	METERBOARD				
	Supply, install and connect 14 gauge galvanised, powder-coated steel sheet meter box, with lockable hinged doors, to house 1 No single phase KPLC meter, cut-out and 1 No 100A DP MCB (<i>measured separately</i>)	1	No		
	EARTHING AND TESTING				
M	Complete earthing and bonding to the installations to IEE regulations	1	Item		
N	Allow for testing the whole of the installation in the house in accordance with the technical specification	1	Item		
	Total carried forward to next page				

Item	Description	Qty	Unit	Rate	Amount
	POWER DUCTS & MANHOLES			B/F	
A	Power manhole size 600mm x 600mm x 750mm (deep) internally, consisting of 150mm solid concrete block walls and bottom in cement mortar (1:4) and medium duty cast iron cover	3	m		
B	Backfill the 600mm deep trench and remove surplus soil from site (<i>after laying ducts!</i>)	50	m		
	MECHANICAL WORKS (ATTENDANCE)				
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 4mm² PVC insulated copper cables, 4mm² earthing cable including accessories.				
C	20 Amp DP switch fitted with neon indicator with 20A cord outlet (<i>for undersink water heater</i>).	1	No		
D	20 Amp DP switch fitted with neon indicator with 20A cord outlet (<i>for domestic & underground water pumps</i>).	2	No		
E	20A DP switch for 3kW electric booster element for the <i>solar water heating system</i>	1	No		
Total carried forward to summary page					

Item	Description	Amount
	ELECTRICAL INSTALLATION - PRICE SUMMARY PAGE	
1	PRELIMINARIES AND GENERAL ITEMS	
2	TOTAL FOR ELECTRICAL INSTALLATION TO 1 No. 4 BEDROOMED UNIT	
	TOTAL: ELECTRICAL WORK (VAT INCLUSIVE)	

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
	<u>SECTION NO.3</u>				
	<u>ACACIA KITENGELA - 4 BD UNIT Typology</u>				
	<u>PLUMBING AND DRAINAGE BQ</u>				
	<u>GENERAL ITEMS</u>				
A	Allow for insurance of the works in accordance with the conditions of the contract	1	Sum		
B	Allow for the cost of the performance bond in accordance with the conditons of the contract	1	Sum		
C	Allow for the preparation of all the Working Drawings	1	Sum		
D	Allow for the preparation of all "As Built" Drawings	1	Sum		
E	The tenderer is to describe hereunder inserting any relevant clause number,any other works,obligations or items that may be referred to in the Conditions Of Contract,Specification or Drawings in respect of the works for which he desires to enter a separate charge(this charge is to be entered in the Amount column)If no charge is entered hereunder,rates and amounts elsewhwere in the shedule of prices shall be deemed to cover all expenss for such works,obligations or items	1	Sum		
	BQ/1 for General items Carried Forward to summary page				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
(i)	Bill No 1:SANITARYWARE AND FITTINGS				
	Supply, deliver, install, test and commission the sanitary appliances and fittings including their support brackets, screws etc. and their connection to water supply, waste/soil drainage and electrical power supply etc:-				
	Where Trade Names are mentioned below, the tenderer MUST provide the same materials and other brands shall not be accepted without a written authority to supply alternative brands by the Engineer / Architect / Client				
	WATER CLOSET Close-coupled washdown water closet pan with a horizontal outlet, complete with a 6 litres cistern with dual top flush mechanism, soft close wc seat and cover, stainless steel hinges, wc connector, fixing screws and mastic, 15mm diameter 300mm long flexible connections including backnuts and 1/2" angle regulating valve. The wc shall be as 'EKOS' model or approved equivalent	6	No		
A					
	WASH HAND BASIN Washbasin size: 500 x 385mm, wall mounted with 1No. taphole, overflow, full pedestal, 1 1/4" chrome plated pop-up basin waste fitting, fixing brackets, 1No. chrome plated single lever basin mixer as 'Tapis', 32mm diameter plastic bottle trap with 75mm seal and 20mm diameter, 300mm long flexible connection and angle valve. Basin shall be as 'EKOS" or approved equivalent	6	No		
B					
	KITCHEN SINK Inset Double Bowl Single Drainer (DBSD) stainless steel sink of bowl size;420 x 355 x 150mm and overall size 1500 x 500 mm finished in bright machine polish. Fittings to include 'Tapis' wall mount kitchen sinker mixer single level ref 14837000.Chrome plated chain waste 40mm diameter with overflow slots, 15mm diameter 300mm long flexible connections including backnuts and 40mm diameter plastic bottle trap with P trap outlets as Terrain Cat.No. 54483 PL2 or equal and approved.	1	No		
C					
	SHOWER FITTING Concealed 4-way shower mixer valve complete with associated stop corks, cover plate, bucket filler spout, shower arm, adjustable shower rose, 150mm diameter, with ball joint connector. As Tapis or equivalent	4	No		
D					
	Concealed shower stop cork complete with cover plate and bucket filler spout. As Cobra or equivalent	1	No		
E					
	Instantaneous shower heater fitting, suitable for salty water application. As Lorenzetti or equivalent	1	No		
F					
Total carried forward to collection sheet BQ/2/4					

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
	DHOBI SINK				
A	Terrazzo or equal and approved heavy duty dhobi sink, cast in situ and complete with plastic bottle trap, chain stay hole and Ref SF5205 CP pair of chrome plated bib taps	1	No		
	MIRROR				
B	6mm thick polished plate glass, silver backed mirror with bevelled edges, size: 600 x 800mm plugged and screwed to wall with 4 No dome capped chrome plated screws	6	No		
	SOAP BASKET - shower				
C	Chrome plated soap basket, medium size to approval	5	No		
	TOILET ROLL HOLDER				
D	Mediclinics chromed brass, wall mounted toilet roll holder	6	No		
E	Hand held toilet spray tap (Arabic tap) complete with chrome plated flexible hose, wall mount bracket and spray nozzle	5	No		
	TOWEL RAIL - Shower				
F	20mm diameter x 600mm long approved towel rail chrome plated, plugged and screwed into the wall	5	No		
	TOWEL RING - wash basin				
G	150mm dia approved towel ring chrome plated, plugged and screwed into the wall	6	No		
	ROBE HOOK				
H	Robe hook in vitreous china and in approved colour mounted on concealed screws. As "Duravit" or approved equivalent	5	No		
	UNDERSINK WATER HEATER				
J	"Heatre Sedia" or equivalent and approved undersink instantaneous immersion heater, 10 litres capacity complete with spirally wound heating element	1	No		
K	Inline water filter, GAC20, 5micron, size 75x250mm, Dayliff	1	No		
L	Under sink RO plant, SO Safe SSRO150, size 230x370x470	1	No		
M	Heavy duty bib tap, starhead to approval – <i>splash area</i>	1	No		
N	Heavy duty hose tap to approval	2	No		
O	Angle valve complete with wall flanges	25	No		
Total carried forward to collection sheet BQ/2/4					

Item	Description				Amount (ksh)
COLLECTION SHEET FOR SANITARYWARE AND FITTINGS					
A	Brought forward from page BQ/1/1.....				
B	Brought forward from page BQ/1/2.....				
Total amount for Sanitaryware and fitting		Ksh			
Total amount for Sanitaryware and fittings carried					

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
(i)	Bill No. 2: Internal Plumbing – Cold/hot water service Supply, deliver and install tubing and fittings as described and shown on the drawings. Tenderers must allow for jointings, couplings etc necessary for the proper and satisfactory functioning of the system when pricing. The following in PN 20 PPRC conforming to the current European standards for PPR installations and to the Engineer's approval, pipe jointing shall be by polyfusion or use of electric coupling Rates must allow for all the Metal/plastic threaded adaptors where required for the connection of sanitary fixtures, valves, sockets, sliding and fixed joints, support raceways, isolating sheaths, elastic materials, expansion arms and bends, crossovers etc. PPR PN 20 Pipes, <i>Danco or equivalent</i>				
A	25mm diameter pipe chased in walls/floors and in duct	148	Lm		
B	32mm diameter pipe chased in walls/floors and in duct	96	Lm		
C	40mm diameter pipe chased in walls/floors and in duct	28	Lm		
D	Allow for lagging of 32/25mm hot water pipes in roof void with 30mm thick high density foam or any other approved insulation material	24	Lm		
	Extra-over PPRC pipework for the following:- Bends/elbows				
E	25mm bend	28	No		
F	32mm bend	16	No		
G	40mm bend	8	No		
H	25x3/4" dia male threaded 90° bend	8	No		
J	25x3/4" dia female threaded 90° bend	6	No		
K	25x1/2" dia male threaded 90° bend	28	No		
	Tees				
L	25/25mm diameter equal tee	18	No		
M	32/32mm diameter equal tee	18	No		
N	25/20mm diameter unequal tee	4	No		
O	32/25mm diameter unequal tee	14	No		
P	40/32mm diameter unequal tee	6	No		
Q	40/25 unequal tee	2	No		
R	25x3/4" female threaded tee	3	No		
S	25x3/4" male threaded tee	2	No		
	Sockets				
T	25mm dia sockets	32	No		
U	32mm dia sockets	24	No		
V	40mm dia sockets	6	No		
	Total carried forward to collection sheet BQ/2/4				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
	Transition male threaded sockets				
A	40x1 1/4" transition male threaded sockets	8	No		
B	32x1" transition male threaded sockets	12	No		
C	25x3/4" ditto	14	No		
	Unions				
D	20mm dia union	2	No		
E	25mm -ditto-	2	No		
F	32mm -ditto-	2	No		
	Long thread nipples				
G	20mm dia long thread nipple	1	No		
H	25mm -ditto-	4	No		
I	32mm -ditto-	4	No		
J	20mm dia short thread nipple	8	No		
	Back nut				
K	20mm dia backnut	2	No		
L	25mm -ditto-	10	No		
M	32mm -ditto-	8	No		
	Reducers				
N	25/20mm reducers	4	No		
O	32/25mm reducers	18	No		
P	40/32mm reducers	4	No		
Q	20mm dia approved high pressure screw down full way non-rising stem wedge gate valve to BS 5154 PN 20 for series B rating, with wheel and head joints to tubing. The gate valve to be as "Pegler" or approved equivalent.	7	No		
R	25mm -ditto-	6	No		
S	32mm -ditto-	4	No		
T	20mm flap type non-return valve	1	No		
U	25mm flap type non-return valve	2	No		
V	32mm flap type non-return valve	1	No		
	Ball valve				
W	20mm diameter medium pressure ball valve as "PORTSMOUTH" type or approved equivalent with brass stem and plastic float, screwed to threaded socket of tank including union	3	No		
	Roof water storage tanks				
X	1500litres (200gallons) capacity cylindrical vertical plastic water storage tank in roof space/slab. Tank size 1240 x 1240mm height complete with cover and having screwed connections for inlet (20mm), outlet (40/32 mm), overflow (32mm) and 20mm drain. Allow for the connection fittings to / from the tank. The tanks to be "Roto" or approved equivalent	2	No		
	Total carried forward to collection sheet BQ/2/4				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
A	<p>Domestic water booster pump set - Roof</p> <p>Supply, deliver, install and commission water booster pump set capable of delivering 4m³/hr against a total static head of 25m with a variable speed drive, 1-phase power source. The pumpset shall be complete with a pressure vessel and pressure switches, control panel, overload protection AVS, float switch for dry run protection, foot valve on the suction and all necessary controls. As "Grundfos Scala2" model or equal and approved</p>	1	Set		
B	<p>Water pump - underground tank</p> <p>Supply, deliver, install and commission a submersible water pump capable of delivering 4m³/hr against a total static head of 20m with a 1-phase power source. The pump shall be complete with control panel, overload protection AVS, float switch for dry run protection, 5m drop cable suitable for submerged application, non-return valve on the delivery and all necessary controls and electrical works. As "Pedrollo" model or equal and approved</p>	1	Set		
C	Adjustable level float switch which shall be coupled to the above submersible pump and fitted on the roof water tank. Allow for cabling of approximate 25m length	1	Item		
D	Supply, deliver and install 20mm diameter water meter as "KENT" to conform to specifications of the Local authority	1	No		
E	Allow for a stand pipe, complete with 20mm GMS pipe which shall be 600mm high, elbows and support made of cedar post of 100mm diameter and a 15 mm diameter bib tap	2	No		
	<p>Underground reinforced concrete water tank</p> <p>The tank to be constructed by others and to S.E's details. The tank to have 25mm dia inlet, 32mm dia outlet, 50mm dia overflow and 2No.50mm dia breather pipe connection. The tank connection fittings to be of GMS material</p>				
F	300x300mm GMS puddle flanges and of 25mm diameter	No	1		
G	32mm dia ditto	No	1		
H	50mm dia ditto	No	3		
J	32mm dia socket	No	1		
K	<p>Sterilization</p> <p>Allow for sterilization of the cold water system to the satisfaction of the Engineer</p> <p>Testing and Commissioning</p>	1	Item		
L	Allow for setting to work, testing and commissioning of the whole plumbing system to the satisfaction of the Engineer	1	Item		
Total carried forward to collection sheet BQ/2/4					

Item	Description				Amount (ksh)
	<p>COLLECTION SHEET FOR INTERNAL PLUMBING - MAIN HOUSE</p> <p>Brought forward from page BQ/2/1</p> <p>Brought forward from page BQ/2/2</p> <p>Brought forward from page BQ/2/3</p> <p>Total amount for Internal plumbing</p>	Kshs			
	Total amount for Internal Plumbing carried forward to				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
(i)	<p>Bill No. 3: INTERNAL SANITARY DRAINAGE Soil and waste system Supply, deliver and install the following in PVC soil and waste system to BS 4514 and 5255 with fittings fixed to manufacturer's printed instructions and BS 5572 (1978)</p> <p>All uPVC branches, tees, reducing tees, reducers etc are to be formed in strict accordance with the manufacturer's printed instructions and and tenderers must allow for all the various sizes of connectors, socket reducers, holderbats, clips, etc required for the satisfactory functioning of the system.</p>				
A	40mm diameter MuPVC pipe, heavy duty	20	Lm		
B	50mm diameter - ditto	32	Lm		
C	100mm diameter grey uPVC pipe, heavy duty	30	Lm		
D	100mm diameter uPVC golden brown pipe, heavy duty	36	Lm		
E	150mm diameter uPVC golden brown pipe, heavy duty	12	Lm		
	Extra-over uPVC pipework for the following:-				
F	100mm diameter long radius bend	10	No		
G	100 dia short radius bend	6	No		
H	100 dia 45 degree bend	4	No		
J	100mm dia single branch	6	No		
K	100mm dia vent cowl	3	No		
L	50mm dia vent cowl	1	No		
M	100mm dia WC connector	6	No		
N	40mm dia sweep bend	21	No		
O	40mm dia 45 degree bend	6	No		
P	50mm dia sweep bends	8	No		
Q	50mm dia 45 degree bend	4	No		
R	40mm sweep tee	2	No		
S	50mm sweep tee	6	No		
T	50mm Y-tee	3	No		
U	100x50mm diameter reducer	5	No		
V	40mm dia access plug	2	No		
W	50mm dia access plug	7	No		
X	4-way 100x50mm floor trap complete with stainless grating	14	No		
	Total carried forward to collection page BQ/3/3				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
A	300x300x200mm deep concrete gully trap complete with 100mm uPVC "P" trap gully, grating and 14 s.w.g cover with handle	3	No		
B	Manhole of internal dimension 600x450 mm and up to 1000mm deep. The manhole to consist of 100mm thick class 20 bed, 150mm thick solid concrete block walling in cement/sand (1:3) mortar and complete with 600x450mm heavy duty Mild steel chequered cover with hand holes	6	No		
C	2No. chambered grease interceptor, each chamber 600x450mm internal dimensions and approx. 1.2m deep. The chambers to consist of 100mm thick class 20 bed, 150mm thick solid concrete block walling in cement/sand (1:3) mortar. To have a 100mm inlet baffle, intermittent baffles and an outlet baffle, 4No. clean-out access, 1No. stainless steel grease tray and 2No. 600x450mm gas-tight mild steel chamber covers	1	No		
D	Allow for excavation of 600mm wide trenches not exceeding 1200mm deep for external drainage works	48	Lm		
E	Allow for 150mm thick concrete encasing for 100mm dia drainage pipes running under cabro / road crossing	18	Lm		
F	Testing and Commissioning Allow for setting to work, testing and commissioning of the whole sanitary drainage system to the satisfaction of the Engineer	1	Item		
Total carried forward to collection page BQ/34/3					

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
(i)	Bill 4: RAINWATER DRAINAGE SYSTEM Tenderer to allow for all fixing holderbats, run angles etc in their pricing. Also to supply,fix and commission the rain water drain pipes /uPVC soil system to BS 4515 MuPVC waste systems to BS 5255 with screwed and socketed joints to BS 21. Solvent welded joints shall be as per the systems manufacturer'swritten instructions The tenderer must allow in their pipework prices for all the couplings,connectors, joints etc as required in the running lengths of pipework and also where necessary, for pipe fixing clips, holderbats, pluggedand screwed. The installation must comply with BS 5572, uPVC Soil system conforming to BS 4514, heavy gauge class 41 pipework				
A	100mm diameter grey uPVC pipe, heavy duty	30	Lm		
B	50mm diameter grey MuPVC pipe	16	Lm		
	Extra Over Upvc soil pipework for the following:-				
C	100mm diameter Fulbora	1	No.		
D	100mm diameter 90 degree Sweep Bend	10	No.		
E	50mm diameter Sweep Bend	4	No.		
F	100mm diameter 45 degrees bend	5	No.		
G	100mm diameter sweep tee	3	No.		
H	100x50mm reducer	3	No		
J	50mm sweep tee	2	No		
K	100x50mm floor trap complete with stainless steel grating - <i>Balcony / terrace</i>	5	No		
L	Testing & Commissioning Allow for setting to work, testing and commissioning of the rainwater drainage system	1	Sum		
Total carried forward to collection page BQ/4/2					

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
(i)	<p>Bill No. 5: Portable Fire Protection Equipments</p> <p>Supply, deliver, install, test and commission the following equipment and fittings:</p> <p>A 5 kg CO₂ gas portable fire extinguisher conforming to the latest editions of BS 5306-4:2001 and BS EN 3-10:2009, complete with support brackets and appropriate charge of agent.</p> <p>B Fibreglass fire blanket 1800x1800 mm, to the latest edition of BS EN1869:1997 including container and mounting brackets as ANGUS or equal and approved.</p>				
	Total for Portable fire protection equipment to main				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
	BILL No.6:-SOLAR WATER HEATING SYSTEM				
A	Supply, install, test and commission a solar water heating system comprising 300 Litres high pressure galvanized mild steel storage cylinder with long life GRP resin insulated casing (with 3Kw electric booster element). Solar collectors (2No.) shall be as ' Bluestar L ' solar panels with heat exchanger of copper tubes, 50mm fiber glass insulation, copper sheet absorber plate and all the necessary inter-connectors, dielectric union, washout valves, inlet and outlet valves etc with atleast 4.4m ² net absorbing area. Also to have a 15mm diameter automatic air relief valve and drain cork. System shall be as ' Eraslan ' model 300L Daylight system or approved equivalent	No	1		
B	Allow for solar water heating system mounting kit on a pitched/flat roof and all system interconnecting pipework	Item	1		
C	Programmable solar system controller kit comprising of digital temperature indicator, thermostat controller function, auxiliary heating at preset three periods, memory protection, display screen etc and the necessary signal cables. To be as solar water controller	No	1		
C	Gate valve 20mm dia approved high pressure screw down full way non-rising stem wedge gate valve to BS 5154 PN 20 for series B rating, with wheel and head joints to tubing. The gate valve to be as "Peglar" or approved equivalent.	No	1		
D	Plumbing accessories to supply cold water and drain hot water in copper material	item	1		
E	Allow for connection to the internal plumbing system done by others using lagged 20mm diameter GMS pipe work, approximately 4m length including necessary pipe fittings	Item	1		
G	Testing and Commissioning Allow for setting to work, testing and commissioning of the solar water heating system to the satisfaction of the Engineer	Item	1		
	Total for solar water heating equipment to main summary				

Item	Description	Amount (ksh)
1	General Items & Preliminaries	
2	Bill No. 1:- Sanitaryware and fittings - <i>Supply & fix</i>	
3	Bill No. 2 :- Internal Plumbing	
4	Bill No. 3 :- Internal Sanitary Drainage	
5	Bill No. 4 :- Rainwater drainage	
6	Bill No. 5 :- Portable Fire Protection Equipment	
7	Bill No. 6 :- Solar water heating	
A	Sub - Total for Plumbing and Drainage	
	TOTAL AMOUNT FOR PLUMBING AND DRAINAGE INSTALLATION - VAT Inclusive	

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION NO.3</u>				
	<u>4BD TYPOLOGY</u>				
	<u>PRIME COST & PROVISIONAL SUMS</u>				
	<u>JOINERY & CARPENTRY</u>				
A	Allow a provisional sum for Cabinets & Wardrobes installation works per ID Design	Sum	1	1,260,000	
	<u>PARKING/STORM WATER/LANDSCAPING</u>				
B	Allow a provisional sum for parking area paving blocks works,Storm water drainage and landscaping work	Sum	1	450,000	
	<u>FOUL WATER DRAINAGE</u>				
C	Allow a provisional sum for foul water drainage system inclusive of 1.no Bio Digester system - 1.2m D	Sum	1	500,000	
TOTAL : PROVISIONAL SUM					

5BD TYPOLOGY

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 4</u>				
	<u>5 BEDROOM VILLA - PAHOCO HOUSING</u>				
	<u>MAIN HOUSE</u>				
	<u>(ALL PROVISIONAL)</u>				
	<u>ELEMENT NO.1</u>				
	<u>SUBSTRUCTURE</u>				
	<u>SITE CLEARANCE, ETC</u>				
	All excavation are measured net				
	<u>Site Clearance</u>				
A	Clear the site of all bushes, scrubs and under growth : cut and remove small trees and shrubs as directed on site, remove all stumps and grub up all roots(Entrire site)	m ²	464		
	<u>Excavation and Earthworks</u>				
B	Mass excavation to reduce levels commencing from ground level and n.e. 1.50 metres deep; load & cart away surplus spoil from site: (assume 1.1m deep average)	m ³	191		
	<u>Excavations in Trenches</u>				
C	Excavate in formation surfaces for trenches commencing from reduced level not exceeding 1.5 metres deep	m ³	24		
	<u>Excavation to Bases</u>				
D	Excavate in formation surfaces for bases commencing from reduced level not exceeding 1.5 metres deep	m ³	3		
E	Extra over for excavation of rocks; Irrespective of class	m ³	7		
	<u>Disposal of water</u>				
F	Allow for keeping excavations free of surface water by pumping or any other approved method	Item	1		
	<u>Planking and Strutting</u>				
G	Allow for maintaing and upholding sides of excavation clear of all falling materials by plunking and strutting	Item	1		
	<u>Backfilling</u>				
H	Selected excavated fill compacted in 150 mm layers - around foundations	m ³	34		
	<u>Imported filling</u>				
I	Imported Murrum Fill in layers of 150 mm spread, level and compacted to 98% MDD	m ³	150		
J	250mm Thick Hardcore Filling, deposit, spread, level and compact to 98% Proctor, to receive blinding	m ²	136		
K	50mm Thick Quarry dust blinding to surfaces of hard core	m ²	136		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Damp-Proof membrane</u>				
A	1000 gauge polythene damp proof membrane or equal and approved laid over blinded hardcore (m.s) with 200 mm end and side laps (measured net-no allowance for laps)	m ²	151		
	<u>Anti-termite treatment</u>				
B	Termidor 25 EC" or other equal and approved anti-termite chemical treatment applied by an approved pest control specialist with a 10 year warranty strictly applied according to manufacturer's printed instructions.	m ²	151		
	<u>CONCRETE WORKS</u>				
	<u>50mm thick blinding in plain concrete (1:4:8) in:-</u>				
C	Strip footing	m ²	60		
D	Column Bases	m ²	6		
	<u>In situ vibrated reinforced concrete Class 25/20 in:</u>				
E	Column Bases - 300mm thick	m ³	2		
F	Foundation strip footing - 200mm thick	m ³	12		
G	150mm Ground Floor bed	m ²	151		
H	Starter Columns	m ³	1		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
I	Assorted sizes (Strip fnd)	kg	330		
J	Assorted sizes (Bases)	kg	640		
K	Assorted sizes (Starter Columns)	kg	170		
	<u>Steel mesh fabric reinforcement to BS 4483</u>				
L	B.R.C fabric mesh reinforcement ref: A142 weighing 1.54 kg / m2 laid with 200 mm laps (measured net-no allowance made for laps)	m ²	151		
	<u>Sawn form work to:</u>				
M	Vertical sides of strip footing	m ²	40		
N	Vertical sides of bases	m ²	8		
O	Columns	m ²	22		
P	Edge of floor slab 75-150 mm wide	m	53		
	<u>FOUNDATION WALLING</u>				
	<u>Load bearing natural stone rough walling in cement and sand mortar</u>				
Q	200mm thick rough chisel dressed natural stone walling bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course	m ²	133		
	<u>Cement and Sand (1:4) rendering</u>				
R	25mm thick rendering to concrete and masonry surfaces finished with a steel float trowelled to plinth	m ²	17		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>COLLECTION</u></p> <p>CARRIED FORWARD FROM PG 1</p> <p>CARRIED FORWARD FROM ABOVE</p>				
	TOTAL: SUBSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SUPERSTRUCTURE</u>				
	<u>ELEMENT NO.2</u>				
	<u>WALLING - Waterproofing</u>				
	200mm wide x 4mm thick asphalt based damp proof course under blockwork and between parapet wall and copings				
A	200mm wide: Ground floor	m	84		
B	200mm wide: Parapet wall	m	18		
C	200mm wide: Terrace & Balconies plinth wall	m	24		
	<u>MASONRY WALLING</u>				
	<u>EXTERNAL</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
D	200mm Thick wall : Planter	m ²	3		
E	200mm Thick wall : Ground floor	m ²	100		
F	200mm Thick wall : First floor	m ²	98		
G	200mm Thick wall : Second floor	m ²	51		
H	200mm Thick : Parapet walling	m ²	38		
	<u>Hand dressed Stone Walling</u>				
	Approved natural stone " Blue Stone bush" walling, fine chisel dressed on one side the other butchered to receive plaster, bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course				
I	200mm Thick wall : Staircase area	m ²	114		
J	200mm Thick wall : Front elevation wall area	m ²	15		
	<u>INTERNAL</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
K	200mm Thick wall : Ground floor	m ²	77		
L	200mm Thick wall : First floor	m ²	97		
M	200mm Thick wall : Second floor	m ²	25		
	TOTAL: MASONRY WALLING				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 3</u>				
	<u>REINFORCED CONCRETE SUPERSTRUCTURE</u>				
	<u>Insitu vibrated reinforced concrete Class 25/20 in:</u>				
A	Beams on First floor slab	m ³	9		
B	Beams on Second floor level	m ³	9		
C	Ring beams on Roof Level	m ³	4		
D	Suspended First floor slab-150mm thick	m ²	124		
E	Suspended Second floor slab-150mm thick	m ²	95		
F	Suspended Roof level floor slab-150mm thick	m ²	26		
G	Columns: ground floor slab to first floor suspended slab	m ³	2		
H	Columns: first floor slab to Second floor level	m ³	1		
I	Columns: second floor slab to Roof level	m ³	1		
J	Staircases	m ³	5		
	<u>Reinforcement</u> <u>(Provisional)</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
K	Assorted sizes (Beams)	kg	2,150		
L	Assorted sizes (Columns)	kg	595		
M	Assorted sizes (Slab)	kg	2,600		
N	Assorted sizes (Stairs)	kg	302		
	<u>Sawn formwork to :-</u>				
O	Soffites of Suspended First floor Slab	m ²	110		
P	Soffites of Suspended Second floor Slab	m ²	85		
Q	Soffites of Suspended roof level Slab	m ²	25		
R	Sides and soffites of Beams on First floor slab	m ²	87		
S	Sides and soffites of Beams on Second floor level	m ²	87		
T	Sides and soffites of Ring Beam	m ²	55		
U	Vertical sides of columns;ground floor slab to first floor suspended slab	m ²	40		
V	Vertical sides of columns; first floor slab to second floor level	m ²	40		
W	Vertical sides of columns; Second floor level to roofing level	m ²	25		
X	Soffits of sloping soffits,risers, and open strings of staircases	m ²	36		
	TOTAL: REINFORCED CONCRETE SUPERSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 4</u>				
	<u>ROOFING AND RAINWATER DISPOSAL</u>				
	<u>ROOF TERRACE FINISHES</u>				
	Cement and sand (1:4) roof screeds : on concrete : laid to falls				
A	30mm Thick screed laid to falls : Staircase roof top slab	m ²	10		
B	30mm Thick screed laid to falls - Balconies slab	m ²	16		
C	30mm Thick screed laid to falls - Roof Terrace	m ²	29		
D	Dish screed around 110mm diameter fullbore rainwater outlet - Staircase roof top slab	No	3		
	<u>Angle Fillet</u>				
E	50 x 50mm Triangular fillet cement sand (1:3) screeds including cutting wall groove for terminating APP and making good	m	23		
	<u>WATERPROOFING TO ROOFS</u>				
	4mm Thick modified APP membrane with mineral finish : laid strictly in accordance with manufacturer's printed instructions : by an approved Specialist Sub-Contractor : on screed (measured separately) : to provide 10 year guarantee (provisional)				
F	To roof terrace	m ²	29		
G	To sides of terrace floor:150mm high	m	21		
	<u>CONCRETE PAVERS</u>				
	Precast concrete interlocking tiles; fixed to regular pattern; with approved adhesive; including grouting, all cutting and 5mm mortar jointing (Colour to Architects approval)				
H	To roof Terrace	m ²	29		
I	To sides of terrace floor:150mm high	m	21		
	<u>Terrazo floor</u>				
	Polished terrazzo 30mm thick coat of coloured cement and local marble aggregate (1:2), complete with and including aluminium dividing strips all be to executed by an approved sub-contractor.				
J	To screeded roof top floor areas	m ²	26		
K	100mm High terrazo skirting	m	38		
	<u>PCC COPING</u>				
	300x50mm Thick precast coping: Single weathered and throated ; bedding to walling with cement and sand(1:4) motar including painting to approval				
L	Roof slab &Terrace level	m	38		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ROOF COVERING</u>				
A	Supply and install approved G28 Box profile IT5 roofing sheets on timber members as MRM or equal and equivalent to Architect's specs.	m ²	105		
B	380mm Matching side flash	m	33		
	<u>Roof Structure (Provisional)</u>				
	<u>Sawn cypress; first grade; well seasoned and treated with approved wood preservative; with and including all jointing and connections (packing piece, bolts etc.) as necessary; in roof . Timber Trusses @1800c/c & Purlins @ 1400c/c per Structural Drawings</u>				
	<u>The following in trusses and/or independent members</u>				
C	100 x50mm Truss Timber Rafter	m	280		
D	100 x 50mm Purlins	m	85		
E	50x50mm battens	m	170		
F	75x50mm Timber wall plate; fixed to concrete or masonry with hoop iron	m	45		
G	200x25mm Ridge board	m	24		
	<u>Rain water Goods</u>				
H	150mm wide rainwater UPVC gutter with matching brackets at 1000mm centers	m	20		
I	100mm wide rainwater UPVC down pipe with matching brackets at 1000mm centers	m	20		
J	Extra-over down pipe for 100mm bend	No	6		
K	Extra over for shoe	No	3		
	<u>Eaves covering</u>				
	<u>In wrought cypress</u>				
L	15 mm T&G boarding secret nailed to and including 50x50 mm sawn celcured cypress brandering at 600mm centres	m ²	15		
	<u>Prepare, fill in up joints with approved wood filler and apply three coats polyurethane clear varnish to:</u>				
M	General surfaces	m ²	15		
TOTAL: CARRIED TO COLLECTION					
<u>COLLECTION</u>					
CARRIED FORWARD FROM PG 6					
CARRIED FORWARD FROM ABOVE					
TOTAL: ROOFING AND RAINWATER DISPOSAL					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 5</u>				
	<u>WINDOWS</u>				
	<u>Precast Concrete, once throated fixed with cement and sand (1:3) mortar</u>				
A	250x75mm Thick window cill	m	32		
	<u>Mild steel Curtain walling</u>				
	<u>Supply and fix the following purpose made mild steel window finished with one coat primer and two finishing coats of approved enamel or gloss paint with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 6mm one way glass: all in accordance with Architect's details and approval</u>				
B	window overall size 1800 x 3300 x 4900 mm high L-Shape	No	1		
	<u>Mild steel Windows</u>				
	<u>Supply and fix the following purpose made mild steel powder coated window : with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 4mm one way glass: all in accordance with Architect's details and approval</u>				
C	Window overall size 400 wide x 1800 mm high	No	2		
D	Window overall size 600 wide x 1900 mm high	No	8		
E	Window overall size 600 wide x 800 mm high	No	2		
F	Window overall size 2400 wide x 1800 mm high	No	1		
G	Window overall size 2000 wide x 1800 mm high	No	3		
H	Window overall size 2000 wide x 1300 mm high	No	1		
I	window overall size 750 x 800 mm high	No	5		
J	window overall size 800 x 800 mm high	No	1		
K	window overall size 1200 x 1800 mm high	No	2		
L	window overall size 2100 x 7500 mm high (Staircase Area)	No	1		
	TOTAL : WINDOWS				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 6</u>				
	<u>DOORS</u>				
	<u>Steel doors</u>				
	Supply and installation of steel security doors manufactured in accordance with European Standards (EN 1627 or Equivalent). Constructed from high quality galvanised steel with anti-corrosion coating. Doors to include multi point locking system, reinforced frames, fire-resitant core, and heavy-duty hinges, threshold, seals, and all necessary hardware, sizes as per drawings, installation to include proper alignment, anchoring, and sealing, All work to comply with safety and performance specifications				
A	Door size 1300 x 2400mm high	No	1		
B	Door size 900 x 2400mm high	No	1		
	<u>Flush doors - As 64 Door Factory</u>				
	Solid core flush doors with internal honeycomb structure for enhanced sound insulation, veneered on both sides with 250mm wide hardwood frames, 100mm architraves, 3 heavy-duty stainless steel ball-bearing hinges, 2-lever mortice lockset with handle, and overhead door stopper. Doors include hardwood edge lipping, are pre-machined for hardware, and delivered ready for on-site assembly. Termite resistant, dimensionary stable, and ideal for residential or commercial use. Sizes as per architectural drawings				
C	Door overall size 900 x 2400mm High	No	7		
D	Door overall size 800 x 2400mm High	No	7		
	<u>ALUMINIUM DOORS</u>				
	<u>Powder coated aluminium doors and accessories to be obtained from an approved manufacturer : supply and fix SAA ironmongery; handles, to Architect's approval : aluminium glazing beads and neoprene gaskets strip : all corner glazing butt jointed with silicone sealant : 6 mm thick butt jointed One way glass: top and bottom sliding rails : fixed to blockwork or concrete : pointed externally in mastic sealer</u>				
E	Door size 3000 x 2400mm high	No	2		
F	Door size 900 x 2400mm high	No	1		
	TOTAL: DOORS				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 7</u>				
	<u>BALUSTRADES RAILING</u>				
	<u>Mild Steel</u>				
	Supply, fabricate, and install mild steel balustrade, 900mm high, comprising vertical balusters of 25x25x1.5mm SHS (Square Hollow Sections) spaced at 150mm center-to-center, welded to a top handrail of 40x20x1.5mm RHS (Rectangular Hollow Section) and a bottom rail of 30x10mm flat bar. To include grooved handrail 75x50mm hardwood timber: All sections shall be cut, welded, and ground smooth as per drawings and site conditions. Include base plates, brackets, and all necessary anchoring to concrete rebar. Clean all surfaces, apply anti-rust primer, and finish with two coats of approved enamel or gloss paint. Installation to be true, secure, and to the Architect's approval				
A	Staircase railing	m	14		
B	900mm high : Master Balcony	m	11		
C	900mm high : BD 3 Balcony	m	8		
D	900mm high : BD 2 Balcony	m	6		
	TOTAL: BALUSTRADES				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 8</u>				
	<u>FINISHES</u>				
	<u>EXTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	<u>30mm thick Cement and Sand Screeds (1:4) with wood float finish</u>				
A	On Entry porch	m ²	14		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
B	On Entry porch	m ²	14		
	<u>Paving Slabs</u>				
	Provide, lay in place and joint 600x600x50mm well cured paving slabs on 50mm well compacted sand/quarry dust bed to walkway				
C	600 x 600 x 50mm thick paving slabs : Back yard	m ²	11		
D	Ditto walkway	m ²	10		
	<u>WALL FINISHES</u>				
	<u>15mm Thick Cement and sand (1:3) backing; wood floated; to concrete or blockwork surfaces of;</u>				
E	On external wall surfaces	m ²	290		
F	On window and door reveals	m ²	25		
TOTAL: CARRIED TO COLLECTION					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Decorative Moulding</u>				
A	Allow a provisional sum of Kshs.300,000/= for mouldings to Parapet wall decorative coping and Windows to architect's detail and approval	Item	1		
	<u>PAINT WORK</u>				
	Allow a Prime Cost Rate of KShs 700 per m2 for one coat rough textured paint as 'CROWN PAINTS Ruff n Tuff' or equal and approved, transport to site, store, including prepare, prime and 20mm thick plaster backing (elsewhere measured), on concrete and blockwork surfaces. The specialist paint and its plaster backing shall be constructed in suitable patterns: Minimum 5 year maintenance free warranty. All to approval of the Architect.				
B	On external plastered surfaces	m ²	290		
C	Plastered window and door reveals	m ²	25		
TOTAL: CARRIED TO COLLECTION					
<u>COLLECTION</u>					
CARRIED FORWARD FROM PG 11					
CARRIED FORWARD FROM ABOVE					
TOTAL: EXTERNAL FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>INTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
A	On Ground floor area	m ²	117		
B	On First floor area	m ²	123		
C	On Second floor area	m ²	83		
	<u>Waterproofing to bathrooms</u>				
	Supply and apply 2 coats of Sikeseal 105, 2-part polymer modified,cementitious waterproof mortar slurry with a total consumption of 4.0kg/m2(2kg/m2/coat), in accordance to the manufacturer's(Sika) specification and instructions,tested and classified acc.to EN-196 and ASTM D 4541: Executed under a minimum guarantee of (10) years by specialist: with and including all necessary surface preparation,cleaning,removal of dust etc to satisfaction of the Engineer to:				
D	To bathrooms floor and 300mm high on walls	m ²	31		
E	To Laundry room floor and 300mm high on walls	m ²	8		
F	To Cloak room floor and 300mm high on walls	m ²	5		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
G	On Kitchen floor area	m ²	17		
H	On pantry floor area	m ²	8		
I	Laundry floor area	m ²	9		
J	On lounge floor	m ²	32		
K	On Guest BD floor	m ²	18		
L	On dining area	m ²	23		
M	Staircase circulation area	m ²	20		
N	On BD 1 floor area	m ²	18		
O	On BD 2 floor area	m ²	18		
P	On BD 3 floor area	m ²	25		
Q	On Master BD floor area	m ²	39		
R	On family room floor	m ²	15		
S	On washrooms floor area	m ²	24		
T	On balconies floor area	m ²	26		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Skirting</u>				
A	100 mm high skirting	m	211		
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
B	Aluminium end angle fixed flush to corners	m	18		
	<u>WALL FINISHES</u>				
	<u>15mm Cement and sand (1:3) render with steel float finish: to concrete or blockwork :</u>				
C	Internal face of external block walls	m ²	290		
D	Internal block walls	m ²	527		
	<u>WALL FINISHES</u>				
	Allow for skimming and sanding, prepare and apply one undercoat and two finishing coats of matt / silk paint as "Crown Paints" or other equal and approved paint to:				
E	Plastered surfaces of walls and beam	m ²	677		
	<u>Wall Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
F	On kitchen walls	m ²	5		
G	On Bathroom walls	m ²	135		
	<u>Timber Slats</u>				
	Hollow timber slats frame anchored to floor and suspended concrete structure, made up of 200 x 200 x 2550 mm high medium density board vertical members at 300mm c/c finished to specification, in accordance with Architect's Drawings.				
H	Timber cladding to ground floor & master balcony area	m	30		
	<u>STAIRCASE FINISHES</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
I	Ditto on treads not exceeding 300 mm wide	m	32		
J	Ditto on risers not exceeding 250 mm high	m	36		
K	Sloping soffits of Stairs staircase	m ²	14		
L	Staircase Landing	m ²	6		
M	Sloping string of staircase	m ²	4		
	TOTAL: CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
A	To staircase treads not exceeding 300m high or wide	m	32		
B	To staircase risers exceeding 100mm but not exceeding 250m high or wide	m	36		
C	Staircase Landing	m ²	3		
D	100mm High staircase skirting	m	8		
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
E	Aluminium end angle fixed flush to treads and risers	m	36		
	<u>CEILING FINISHES</u>				
	15mm thick Cement and Sand plaster (1:4) with wood float finish				
F	On balconies soffits	m ²	17		
G	Ground floor suspended soffits	m ²	103		
H	On First floor suspended soffits	m ²	76		
I	On double volume soffits	m ²	14		
J	On staircase soffits	m ²	10		
TOTAL: CARRIED TO COLLECTION					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>GYPSUM CEILING</u>				
	9mm thick approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium branding system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
A	First floor plasterboard bulkhead ceilings	m ²	38		
B	Second floor plasterboard bulkhead ceilings	m ²	40		
C	Extra over for 250mm wide gypsum board curtain boxes	m	25		
	9mm thick moisture resistant approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium branding system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
D	Bathrooms ceiling	m ²	12		
	<u>Allow for skimming and sanding, prepare and apply two undercoats and one finishing coats of silk paint as "Crown Paints" or other equal and approved paint to:</u>				
E	Soffits of ceilings	m ²	310		
TOTAL: CARRIED TO COLLECTION					
	<u>COLLECTION</u>				
	CARRIED FORWARD FROM PG 14				
	CARRIED FORWARD FROM PG 14				
	CARRIED FORWARD FROM PG 15				
	CARRIED FORWARD FROM ABOVE				
TOTAL: INTERNAL FINISHES					
	<u>COLLECTION</u>				
A	EXTERNAL FINISHES				
B	INTERNAL FINISHES				
TOTAL: FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>5BD MAIN HOUSE SUMMARY</u>				
1	SUBSTRUCTURES				
2	WALLING				
3	REINFORCED CONCRETE SUPERSTRUCTURE				
4	ROOFING AND RAIN WATER DISPOSAL				
5	WINDOWS				
6	DOORS				
7	BALUSTRADES				
8	FINISHES				
TOTAL: 5 BD MAIN HOUSE- BUILDERS WORK					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION 4</u>				
	<u>DETACHED DSQ FOR 5 BD UNIT</u>				
	<u>(ALL PROVISIONAL)</u>				
	<u>ELEMENT NO.1</u>				
	<u>SUBSTRUCTURE</u>				
	<u>SITE CLEARANCE, ETC</u>				
	<u>Excavation and Earthworks</u>				
A	Mass excavation to reduce levels commencing from ground level and n.e. 1.50 metres deep; load & cart away surplus spoil from site: (assume 1.1m deep average)	m ³	17		
	<u>Excavations in Trenches</u>				
B	Excavate in formation surfaces for trenches commencing from reduced level not exceeding 1.5 metres deep	m ³	5		
C	Extra over for excavation of rocks; Irrespective of class	m ³	2		
	<u>Disposal of water</u>				
D	Allow for keeping excavations free of surface water by pumping or any other approved method	Item	1		
	<u>Planking and Strutting</u>				
E	Allow for maintaing and upholding sides of excavation clear of all falling materials by plunking and strutting	Item	1		
	<u>Backfilling</u>				
F	Selected excavated fill compacted in 150 mm layers - around foundations	m ³	5		
	<u>Imported filling</u>				
G	Imported Murrum Fill in layers of 150 mm spread, level and compacted to 98% MDD	m ³	13		
H	250mm Thick Hardcore Filling, deposit, spread, level and compact to 98% Proctor, to receive blinding	m ²	11		
I	50mm Thick Quarry dust blinding to surfaces of hard core	m ²	11		
	<u>Damp-Proof membrane</u>				
J	1000 gauge polythene damp proof membrane or equal and approved laid over blinded hardcore (m.s) with 200 mm end and side laps (measured net-no allowance for laps)	m ²	14		
	<u>Anti-termite treatment</u>				
K	Termidor 25 EC" or other equal and approved anti-termite chemical treatment applied by an approved pest control specialist with a 10 year waranty strictly applied according to manufacturer's printed instructions.	m ²	14		
	<u>Concrete work</u>				
	<u>50mm thick blinding in plain concrete (1:4:8) in:-</u>				
L	Strip footing	m ²	6		
	TOTAL:CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>Insitu vibrated reinforced concrete Class 25/20 in:</u>				
A	Foundation strip footing - 200mm	m ³	1		
B	150mm Ground Floor bed	m ²	14		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
C	T10	kg	75		
	<u>Steel mesh fabric reinforcement to BS 4483</u>				
D	B.R.C fabric mesh reinforcement ref: A142 weighing 1.54 kg / m2 laid with 200 mm laps (measured net-no allowance made for laps)	m ²	14		
	<u>Sawn form work to:</u>				
E	Vertical sides of strip footing	m ²	7		
F	Edge of floor slab 75-150 mm wide	m	15		
	<u>FOUNDATION WALLING</u>				
	<u>Load bearing natural stone rough walling in cement and sand mortar</u>				
G	200mm thick rough chisel dressed natural stone walling bedded and jointed in cement and sand (1:3) mortar and reinforced with 25x3mm thick hoop iron in every alternate course	m ²	23		
	<u>Cement and Sand (1:4) rendering</u>				
H	25 mm thick rendering to concrete and masonry surfaces finished with a steel float trowelled to plinth	m ²	5		
	TOTAL:CARRIED TO COLLECTION				
	<u>COLLECTION</u>				
	CARRIED FORWARD FROM PG 1				
	CARRIED FORWARD FROM ABOVE				
	TOTAL: SUBSTRUCTURE				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SUPERSTRUCTURE</u>				
	<u>ELEMENT NO.2</u>				
	<u>WALLING - Waterproofing</u>				
	200mm Wide x 4mm thick asphalt based damp proof course under blockwork and between parapet wall and copings				
A	200mm wide: Ground floor	m	15		
	<u>MASONRY WALLING</u>				
	Machine cut natural stone walling in 200mm course heights, bedded and jointed in cement sand mortar (1:3), reinforced with 20 gauge x 25mm wide hoop iron reinforcement in every alternate course				
B	200mm Thick wall : Ground floor	m ²	37		
C	Extra over for 2 courses above Ring beam	m ²	9		
	TOTAL: MASONRY WALLING				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 3</u>				
	<u>REINFORCED CONCRETE SUPERSTRUCTURE</u>				
	<u>In situ vibrated reinforced concrete Class 25/20 in:</u>				
A	Ring beams	m ³	1		
	<u>Reinforcement</u>				
	<u>High tensile steel reinforcement to B.S. 4461 in structural concrete work including cutting, bending, hoisting, fixing, tying wire and spacing blocks</u>				
B	Assorted sizes (Beam)	kg	127		
	<u>Sawn formwork to :-</u>				
C	Sides and soffites of Ring beams	m ²	17		
TOTAL: REINFORCED CONCRETE SUPERSTRUCTURE					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO 4</u>				
	<u>ROOF COVER AND ROOF STRUCTURE</u>				
	<u>ROOF COVERING</u>				
A	Supply and install approved G28 Box profile IT5 roofing sheets on timber members as MRM or equal and equivalent to Architect's specs.	m ²	23		
B	380mm matching Ridge cap	m	16		
	<u>Roof Structure (Provisional)</u>				
	<u>Sawn cypress; first grade; well seasoned and treated with approved wood preservative; with and including all jointing and connections (packing piece, bolts etc.) as necessary; in roof .Timber Trusses @1800c/c & Purlins @ 1400c/c per Structural Drawings</u>				
	<u>The following in trusses and/or independent members</u>				
C	100 x50mm Truss Timber Rafter	m	44		
D	100 x 50mm Purlins	m	25		
E	50x50mm battens	m	51		
F	75x50mm Timber wall plate; fixed to concrete or masonry with hoop iron	m	17		
G	200x25mm Fascial/Ridge board	m	19		
	<u>Rain water Goods</u>				
H	150mm wide rainwater UPVC gutter with matching brackets at 1000mm centers	m	19		
I	100mm wide rainwater UPVC down pipe with matching brackets at 1000mm centers	m	6		
J	Extra-over down pipe for 100mm bend	No	4		
K	Extra over for shoe	No	2		
	<u>Eaves covering</u>				
	<u>In wrought cypress</u>				
L	15 mm T&G boarding secret nailed to and including 50x50 mm sawn secured cypress brandering at 600mm centres	m ²	11		
	<u>Prepare, fill in up joints with approved wood filler and apply three coats polyurethane clear varnish to:</u>				
M	General surfaces	m ²	11		
TOTAL: ROOFING AND RAINWATER DISPOSAL					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 5</u>				
	<u>WINDOWS</u>				
	<u>Precast Concrete, once throated fixed with cement and sand (1:3) mortar</u>				
A	250x75mm Thick window cill	m	2		
	<u>Mild steel Windows</u>				
	<u>Supply and fix the following purpose made mild steel powder coated window : with pressed steel ventilating hood and 25x6mm mild SHS tube to match window division burglar proofing in openings and polished in openings; including supply and fix Dorma or equal and approved ironmongery to Architect's approval : and fixed to blockwork or concrete : pointed externally in mastic sealer : Complete with 4mm one way glass: all in accordance with Architect's details and approval</u>				
B	Window overall size 1200 wide x 1800 mm high	No	1		
C	Window overall size 750 wide x 800 mm high	No	1		
TOTAL : WINDOWS					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<p><u>ELEMENT NO. 6</u></p> <p><u>DOORS</u></p> <p><u>Steel doors</u></p> <p>Solid steel doors comprising 50 x 50mm Square Hollow Section surround main frame : 2 mm thick mild steel sheets : Door ironmongery consisting of heavy duty purpose made hinges, 3 lever Mortice lock : hanging door to and including 75 x 50 x 2.5mm Profiled steel door frame fixed to concrete, concrete blockwall or stonework : pointed externally in mastic : one shop coat red oxide primer: Prepare touch up primer and apply one undercoat and two coats gloss enamel paint on general surfaces: 4mm thick one way glass on upper division: all in accordance with Architect's approval and Door Schedule</p>				
A	<p>Door size 900 x 2400mm high</p> <p><u>Flush doors - As 64 Door Factory</u></p> <p>Minimum 47mm finished semi solid flush door to Architect's details and complete with stain and paint to Approval. 150mm wide hardwood frames, architraves,3 heavy-duty stainless steel ball-bearing hinges,2-lever mortice lockset with handle,and overhead door stopper. Doors include hardwood edge lipping, are pre-machined for hardware, and delivered ready for on-site assembly.Termite resistant,dimensionarry stable,and ideal for residential or commercial use. Sizes as per architectural drawings</p>	No	1		
B	<p>Door overall size 800 x 2400mm High</p>	No	1		
TOTAL: DOORS					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>ELEMENT NO. 10</u>				
	<u>FINISHES</u>				
	<u>WALL FINISHES</u>				
	<u>15mm Thick Cement and sand (1:3) backing; wood floated; to concrete or blockwork surfaces of;</u>				
A	On external wall surfaces	m ²	39		
B	On window and door reveals	m ²	3		
	<u>PAINT WORK</u>				
	Allow a Prime Cost Rate of KShs 700 per m2 for one coat rough textured paint as 'CROWN PAINTS Ruff n Tuff' or equal and approved, transport to site, store, including prepare, prime and 20mm thick plaster backing (elsewhere measured), on concrete and blockwork surfaces. The specialist paint and its plaster backing shall be constructed in suitable patterns: Minimum 5 year maintenance free warranty. All to approval of the Architect.				
C	On external plastered surfaces	m ²	39		
D	Plastered window and door reveals	m ²	3		
TOTAL: EXTERNAL FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>INTERNAL FINISHES</u>				
	<u>FLOOR FINISHES</u>				
	<u>BEDDING AND BACKING</u>				
	30mm thick Cement and Sand Screeds (1:4) with wood float finish				
A	On Floor area	m ²	11		
	<u>Ceramic Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for Non-slip ceramic floor tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
B	On floor area	m ²	11		
	<u>Skirting</u>				
C	100 mm high skirting	m	10		
	<u>WALL FINISHES</u>				
	<u>15mm Cement and sand (1:3) render with steel float finish: to concrete or blockwork :</u>				
D	On wall surfaces	m ²	53		
	<u>WALL FINISHES</u>				
	Allow for skimming and sanding, prepare and apply one undercoat and two finishing coats of matt / silk paint as "Crown Paints" or other equal and approved paint to:				
E	Plastered surfaces of walls and beam	m ²	53		
	<u>Wall Tiles</u>				
	Allow a PC rate of Kshs 1500.00/m2 (inclusive of VAT) for ceramic wall tiles (tenderer to add the cost of collection, delivery, grouting, adhesive, spacers, wastage and all other materials and laying to completion), tiles as chosen by the client, fixed with approved adhesive, jointed and pointed (colour to architects approval) incorporating all spacers and expansion joints where necessary as approved by the Architect				
F	On Bathroom walls	m ²	19		
	<u>Sundries</u>				
	3mm Thick aluminium angle boarder strip fixed to block walls between tiles (elsewhere measured),including fixing with proprietary adhesive: All in accordance with Architect's detailed specification				
G	Aluminium end angle fixed flush to treads and risers	m	8		
	TOTAL:CARRIED TO COLLECTION				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>CEILING FINISHES</u>				
	<u>GYPSUM CEILING</u>				
	9mm thick approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium brandering system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
A	DSQ plasterboard bulkhead ceilings	m ²	8		
	9mm thick moisture resistant approved suspended decorative gypsum plasterboard ceiling : fixing with self tapping screws; taped and filled joints : on and including proprietary pressed aluminium brandering system : measured over light fittings : complete with recesses, Modified pre-formed polyurethane decorative mouldings and cornices : including all cutting and trimming to light fittings : all to Architect's details and patterns (Paint elsewhere measured)				
B	Bathroom ceiling	m ²	3		
	<u>Allow for skimming and sanding, prepare and apply two undercoats and one finishing coats of silk paint as "Crown Paints" or other equal and approved paint to:</u>				
C	Soffits of gypsum ceilings	m ²	11		
TOTAL: INTERNAL FINISHES					
	<u>COLLECTION</u>				
A	EXTERNAL FINISHES				
B	INTERNAL FINISHES				
TOTAL: FINISHES					

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>5BD TYPOLOGY DSQ SUMMARY</u>				
1	SUBSTRUCTURES				
2	WALLING				
3	REINFORCED CONCRETE SUPERSTRUCTURE				
4	ROOFING AND RAIN WATER DISPOSAL				
5	WINDOWS				
6	DOORS				
7	FINISHES				
TOTAL: DSQ					

Item	Description	Qty	Unit	Rate	Amount
	<u>SECTION 4</u>				
	<u>ELECTRICAL WORKS</u>				
	<u>ACACIA KITENGELA (5-BEDROOM UNIT)</u>				
	<u>ELECTRICAL INSTALLATIONS ESTIMATES</u>				
	<u>GENERAL ITEMS</u>				
A	Allow for insurance of the works in accordance with the Conditions of the Contract	1	Item		
B	Allow for the cost of performance bond in accordance with Conditions of the Contract	1	Item		
C	Allow for the preparation of all Working Drawings	1	Item		
D	Allow for the preparation of all "As Built" Drawings	1	Item		
E	The Tenderer is to describe hereunder inserting any relevant clause number, any other works, obligations or items that may be referred to in the Conditions of Contract, Specifications or Drawings in respect of the works for which he desires to enter a separate charge (<i>this charge is to be entered in the Amount column</i>). If no charge is entered hereunder, rates and amounts elsewhere in the schedule of prices shall be deemed to cover all expenses for such works, obligations or items	1	Item		
	Total carried forward to summary page				

Item	Description	Qty	Unit	Rate	Amount
	5 - BEDROOM UNIT				
	POWER DISTRIBUTION				
	Heavy gauge PVC conduit complete with all accessories, boxes etc. and joints in the running length				
A	38 mm PVC conduit fixed in chases/underground including saddles and couplers from the manhole at the gate to the meter board, and to consumer units A,B, and C inside the mainhouse and DSQ.	50	m		
	600/1000 volt grade single core PVC insulated copper cable to BS 6004				
B	3x16mm ² single core copper cables drawn in 38mm dia PVC conduit from the meter board to the consumer unit A inside the pantry	20	m		
C	3x10mm ² single core copper cables drawn in 38mm dia PVC conduit from consumer unit A to consumer unit B on first floor	10	m		
D	3x6mm ² single core copper cables drawn in 38mm dia PVC conduit from consumer unit A to consumer unit C in the DSQ	20	m		
	Equipment including all interconnections bushing, cable lugs and terminations sundries and fixing to backgrounds requiring plugging and all accessories.				
E	8 way SP&N consumer unit without MCBs inside the pantry on ground floor	2	No		
F	6 way SP&N consumer unit without MCBs inside the DSQ and on first floor	1	No		
G	100A DP MCB with cover mounted on meter board	1	No		
H	Appropriate cable loop-in box/adaptable box with all accessories	3	No		
	MINIATURE CIRCUIT BREAKERS				
I	6A SP MCB	1	No		
J	10A SP MCB	5	No		
K	20A SP MCB	6	No		
L	32A SP MCB	5	No		
M	SPARE WAYS	5	No		
	Total carried forward to next page				

Item	Description	Qty	Unit	Rate	Amount
				B/F	
	Final sub-circuits from distribution board or consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit, 2.5mm² PVC insulated copper cables, 2.5 mm² copper earthing cable including accessories and fittings				
A	13 Amp switched twin socket outlet	41	No		
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 4mm² PVC insulated copper cables, 4mm² earthing cable including accessories.				
B	20 Amp DP switch fitted with neon indicator as Crabtree Cat No 4015/31 with 20A cord outlet (<i>for instant shower</i>).	6	No		
C	Minibuzzer 8V AC as Friedland, with push as Friedland Sesame D814, including Friedland Transformer D743 (or equivalent system) but wired with 3x1.5mm ² PVC insulated copper cables.	1	No		
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 6 mm² PVC insulated copper cables, 6mm² earthing cable including accessories				
D	45 Amps cooker control unit complete with 13 Amp switched socket outlet	1	No		
	LIGHTING INSTALLATION				
	Final sub-circuits from consumer unit in a cable and conduit installation comprising concealed heavy gauge PVC conduit, 1.5 mm² PVC insulated copper cables, 1.5 mm² copper earthing cable including all accessories and fittings.				
E	Lighting point	63	No		
F	6 Amp one gang one way switch	11	No		
G	6 Amp one gang two way switch	6	No		
H	6 Amp two gang two way switch	5	No		
I	6 Amp two gang one way switch	6	No		
J	6 Amp three gang two way switch	4	No		
Total carried forward to next page					

Item	Description	Qty	Unit	Rate	Amount
	Light fittings complete with accessories, lamps and tubes, 1.5 mm² three core heat resisting cables and wiring to an adjacent lighting point (measured separately) and fixing			B/F	
A	Type "A" - Outdoor Wall Lantern with Clear Glass Frame & E27 Holder	1	No		
B	Type "B" - 50W surface mounted LED fitting	6	No		
C	Type "C" - 2D 16W circular polycarbonate surface luminire	15	No		
D	Type "D" - Safety pendant set comprising safety ceiling rose and pendant lamp holder	6	No		
E	Type "E" - 1200mm 1x36w flourescent batten	1	No		
F	Type "F" - 40W compact mains voltage halogen flush luminaire in polished chrome finish	5	No		
G	Type "J" - Illumatt dandy 5-arm light (5 E14 40W) pendant	3	No		
H	Type "K" - Illumatt grand possini wall pendant	12	No		
I	Type "M" - Indoor Elegant Matte Black Wall Light Sconce with Frosted Glass Shade	12	No		
J	Type "H" -Textured Black finish Globe pedestal lantern with 100BC lamp	2	No		
	TV AERIAL INSTALLATION				
	Final sub-circuits from TV aerial point in a conduit installation comprising 25 mm diameter concealed heavy gauge PVC conduit complete with draw wires and all accessories and fittings				
K	TV aerial outlet	2	No		
	METERBOARD				
	Supply, install and connect 14 gauge galvanised, powder-coated steel sheet meter box, with lockable hinged doors, to house 1 No single phase KPLC meter, cut-out and 1 No 100A DP MCB (<i>measured separately</i>)	1	No		
	EARTHING AND TESTING				
M	Complete earthing and bonding to the installations to IEE regulations	1	Item		
N	Allow for testing the whole of the installation in the house in accordance with the technical specification	1	Item		
	Total carried forward to next page				

Item	Description	Qty	Unit	Rate	Amount
	POWER DUCTS & MANHOLES			B/F	
A	Power manhole size 600mm x 600mm x 750mm (deep) internally, consisting of 150mm solid concrete block walls and bottom in cement mortar (1:4) and medium duty cast iron cover	3	m		
B	Backfill the 600mm deep trench and remove surplus soil from site (<i>after laying ducts!</i>)	50	m		
	MECHANICAL WORKS (ATTENDANCE)				
	Final sub-circuit from consumer unit in cable and conduit installation comprising concealed heavy gauge PVC conduit 4mm² PVC insulated copper cables, 4mm² earthing cable including accessories.				
C	20 Amp DP switch fitted with neon indicator with 20A cord outlet (<i>for undersink water heater</i>).	1	No		
D	20 Amp DP switch fitted with neon indicator with 20A cord outlet (<i>for domestic & underground water pumps</i>).	2	No		
E	20A DP switch for 3kW electric booster element for the <i>solar water heating system</i>	1	No		
Total carried forward to summary page					

Item	Description	Amount
	ELECTRICAL INSTALLATION - PRICE SUMMARY PAGE	
1	PRELIMINARIES AND GENERAL ITEMS	
2	TOTAL FOR ELECTRICAL INSTALLATION TO 1 No. 4 BEDROOMED UNIT	
	TOTAL:ELECTRICAL WORKS (VAT INCLUSIVE)	

Item	Description	Qty	Unit	Rate	Amount
	<u>SECTION NO.4</u>				
	<u>ACACIA KITENGELA - 5 BD UNIT Typology</u>				
	<u>PLUMBING AND DRAINAGE BQ</u>				
	<u>GENERAL ITEMS</u>				
A	Allow for insurance of the works in accordance with the conditions of the contract	1	Sum		
B	Allow for the cost of the performance bond in accordance with the conditions of the contract	1	Sum		
C	Allow for the preparation of all the Working Drawings	1	Sum		
D	Allow for the preparation of all "As Built" Drawings	1	Sum		
E	The tenderer is to describe hereunder inserting any relevant clause number,any other works,obligations or items that may be referred to in the Conditions Of Contract,Specification or Drawings in respect of the works for which he desires to enter a separate charge(this charge is to be entered in the Amount column)If no charge is entered hereunder,rates and amounts else where in the schedule of prices shall be deemed to cover all expenses for such works,obligations or items	1	Sum		
	BQ/1 for General items Carried Forward to summary page				

Item	Description	Qty	Unit	Rate	Amount
(i)	Bill No 1:SANITARYWARE AND FITTINGS				
	Supply, deliver, install, test and commission the sanitary appliances and fittings including their support brackets, screws etc. and their connection to water supply, waste/soil drainage and electrical power supply etc:- Where Trade Names are mentioned below, the tenderer MUST provide the same materials and other brands shall not be accepted without a written authority to supply alternative brands by the Engineer / Architect / Client				
	WATER CLOSET Close-coupled washdown water closet pan with a horizontal outlet, complete with a 6 litres cistern with dual top flush mechanism, soft close wc seat and cover, stainless steel hinges, wc connector, fixing screws and mastic, 15mm diameter 300mm long flexible connections including backnuts and 1/2" angle regulating valve. The wc shall be as 'EKOS' model or approved equivalent	7	No		
A					
	WASH HAND BASIN Washbasin size: 500 x 385mm, wall mounted with 1No. taphole, overflow, full pedestal, 1 1/4" chrome plated pop-up basin waste fitting, fixing brackets, 1No. chrome plated single lever basin mixer as 'Tapis', 32mm diameter plastic bottle trap with 75mm seal and 20mm diameter, 300mm long flexible connection and angle valve. Basin shall be as 'EKOS" or approved equivalent	7	No		
B					
	KITCHEN SINK Inset Double Bowl Single Drainer (DBSD) stainless steel sink of bowl size;420 x 355 x 150mm and overall size 1500 x 500 mm finished in bright machine polish. Fittings to include 'Tapis' wall mount kitchen sinker mixer single level ref 14837000.Chrome plated chain waste 40mm diameter with overflow slots, 15mm diameter 300mm long flexible connections including backnuts and 40mm diameter plastic bottle trap with P trap outlets as Terrain Cat.No. 54483 PL2 or equal and approved.	1	No		
C					
	SHOWER FITTING Concealed 4-way shower mixer valve complete with associated stop corks, cover plate, bucket filler spout, shower arm, adjustable shower rose, 150mm diameter, with ball joint connector. As Tapis or equivalent	5	No		
D					
	Concealed shower stop cork complete with cover plate and bucket filler spout. As Cobra or equivalent	1	No		
E					
	Instantaneous shower heater fitting, suitable for salty water application. As Lorenzetti or equivalent	1	No		
F					
Total carried forward to collection sheet BQ/2/4					

Item	Description	Qty	Unit	Rate	Amount
A	DHOBI SINK Terrazzo or equal and approved heavy duty dhobi sink, cast in situ and complete with plastic bottle trap, chain stay hole and Ref SF5205 CP pair of chrome plated bib taps	1	No		
B	MIRROR 6mm thick polished plate glass, silver backed mirror with bevelled edges, size: 600 x 800mm plugged and screwed to wall with 4No dome capped chrome plated screws	7	No		
C	SOAP BASKET - shower Chrome plated soap basket, medium size to approval	6	No		
D	TOILET ROLL HOLDER Mediclinics chromed brass, wall mounted toilet roll holder	7	No		
E	Hand held toilet spray tap (Arabic tap) complete with chrome plated flexible hose, wall mount bracket and spray nozzle	6	No		
F	TOWEL RAIL - Shower 20mm diameter x 600mm long approved towel rail chrome plated, plugged and screwed into the wall	6	No		
G	TOWEL RING - wash basin 150mm dia approved towel ring chrome plated, plugged and screwed into the wall	7	No		
H	ROBE HOOK Robe hook in vitreous china and in approved colour mounted on concealed screws. As "Duravit" or approved equivalent	6	No		
J	UNDERSINK WATER HEATER "Heatre Sedia" or equivalent and approved undersink instantaneous immersion heater, 10 litres capacity complete with spirally wound heating element	1	No		
K	Inline water filter, GAC20, 5micron, size 75x250mm, Dayliff	1	No		
L	Under sink RO plant, SO Safe SSRO150, size 230x370x470	1	No		
M	Heavy duty bib tap, starhead to approval – <i>splash area</i>	1	No		
N	Heavy duty hose tap to approval	2	No		
O	Angle valve complete with wall flanges	29	No		
Total carried forward to collection sheet BQ/2/4					

Item	Description				Amount
COLLECTION SHEET FOR SANITARYWARE AND FITTINGS					
A	Brought forward from page BQ/1/1.....				
B	Brought forward from page BQ/1/2.....				
Total amount for Sanitaryware and fitting		Ksh			
Total amount for Sanitaryware and fittings carried forward to					

Item	Description	Qty	Unit	Rate	Amount
(i)	Bill No. 2: Internal Plumbing – Cold/hot water service Supply, deliver and install tubing and fittings as described and shown on the drawings. Tenderers must allow for jointings, couplings etc necessary for the proper and satisfactory functioning of the system when pricing. The following in PN 20 PPRC conforming to the current European standards for PPR installations and to the Engineer's approval, pipe jointing shall be by polyfusion or use of electric coupling Rates must allow for all the Metal/plastic threaded adaptors where required for the connection of sanitary fixtures, valves, sockets, sliding and fixed joints, support raceways, isolating sheaths, elastic materials, expansion arms and bends, crossovers etc.				
	PPR PN 20 Pipes, Danco or equivalent				
A	25mm diameter pipe chased in walls/floors and in duct	186	Lm		
B	32mm diameter pipe chased in walls/floors and in duct	108	Lm		
C	40mm diameter pipe chased in walls/floors and in duct	28	Lm		
D	Allow for lagging of 32/25mm hot water pipes in roof void with 30mm thick high density foam or any other approved insulation material	24	Lm		
	Extra-over PPRC pipework for the following:- Bends/elbows				
E	25mm bend	34	No		
F	32mm bend	22	No		
G	40mm bend	10	No		
H	25x3/4" dia male threaded 90° bend	8	No		
J	25x3/4" dia female threaded 90° bend	6	No		
K	25x1/2" dia male threaded 90° bend	36	No		
	Tees				
L	25/25mm diameter equal tee	24	No		
M	32/32mm diameter equal tee	18	No		
N	25/20mm diameter unequal tee	4	No		
O	32/25mm diameter unequal tee	18	No		
P	40/32mm diameter unequal tee	8	No		
Q	40/25 unequal tee	4	No		
R	25x3/4" female threaded tee	3	No		
S	25x3/4" male threaded tee	2	No		
	Sockets				
T	25mm dia sockets	42	No		
U	32mm dia sockets	28	No		
V	40mm dia sockets	6	No		
	Total carried forward to collection sheet BQ/2/4				

Item	Description	Qty	Unit	Rate	Amount
	Transition male threaded sockets				
A	40x1 1/4" transition male threaded sockets	8	No		
B	32x1" transition male threaded sockets	14	No		
C	25x3/4" ditto	16	No		
	Unions				
D	20mm dia union	2	No		
E	25mm -ditto-	2	No		
F	32mm -ditto-	2	No		
	Long thread nipples				
G	20mm dia long thread nipple	1	No		
H	25mm -ditto-	4	No		
I	32mm -ditto-	4	No		
J	20mm dia short thread nipple	8	No		
	Back nut				
K	20mm dia backnut	2	No		
L	25mm -ditto-	10	No		
M	32mm -ditto-	8	No		
	Reducers				
N	25/20mm reducers	4	No		
O	32/25mm reducers	18	No		
P	40/32mm reducers	4	No		
Q	20mm dia approved high pressure screw down full way non-rising stem wedge gate valve to BS 5154 PN 20 for series B rating, with wheel and head joints to tubing. The gate valve to be as "Pegler" or approved equivalent.	8	No		
R	25mm -ditto-	7	No		
S	32mm -ditto-	5	No		
T	20mm flap type non-return valve	1	No		
U	25mm flap type non-return valve	2	No		
V	32mm flap type non-return valve	1	No		
	Ball valve				
W	20mm diameter medium pressure ball valve as "PORTSMOUTH" type or approved equivalent with brass stem and plastic float, screwed to threaded socket of tank including union	4	No		
	Roof water storage tanks				
X	1500litres (200gallons) capacity cylindrical vertical plastic water storage tank in roof space/slab. Tank size 1240 x 1240mm height complete with cover and having screwed connections for inlet (20mm), outlet (40/32 mm), overflow (32mm) and 20mm drain. Allow for the connection fittings to / from the tank. The tanks to be "Roto" or approved equivalent	2	No		
	Total carried forward to collection sheet BQ/2/4				

Item	Description	Qty	Unit	Rate	Amount
	Domestic water booster pump set - Roof				
A	Supply, deliver, install and commission water booster pump set capable of delivering 4m ³ /hr against a total static head of 25m with a variable speed drive, 1-phase power source. The pumpset shall be complete with a pressure vessel and pressure switches, control panel, overload protection AVS, float switch for dry run protection, foot valve on the suction and all necessary controls. As "Grundfos Scala2" model or equal and approved	1	Set		
	Water pump - underground tank				
B	Supply, deliver, install and commission a submersible water pump capable of delivering 4m ³ /hr against a total static head of 20m with a 1-phase power source. The pump shall be complete with control panel, overload protection AVS, float switch for dry run protection, 5m drop cable suitable for submerged application, non-return valve on the delivery and all necessary controls and electrical works. As "Pedrollo" model or equal and approved	1	Set		
C	Adjustable level float switch which shall be coupled to the above submersible pump and fitted on the roof water tank. Allow for cabling of approximate 25m length	1	Item		
D	Supply, deliver and install 20mm diameter water meter as "KENT" to conform to specifications of the Local authority	1	No		
E	Allow for a stand pipe, complete with 20mm GMS pipe which shall be 600mm high, elbows and support made of cedar post of 100mm diameter and a 15 mm diameter bib tap	2	No		
	Underground reinforced concrete water tank				
	The tank to be constructed by others and to S.E's details. The tank to have 25mm dia inlet, 32mm dia outlet, 50mm dia overflow and 2No.50mm dia breather pipe connection. The tank connection fittings to be of GMS material				
F	300x300mm GMS puddle flanges and of 25mm diameter	No	1		
G	32mm dia ditto	No	1		
H	50mm dia ditto	No	3		
J	32mm dia socket	No	1		
	Sterilization				
K	Allow for sterilization of the cold water system to the satisfaction of the Engineer	1	Item		
L	Hot water re-circulation pump, complete with AVS, inlet / outlet valves & union, electrical connections and all necessary controls. Allow for sensor probe assembly, signal cable, conduit and all accessories. Pump as Grundfos UPS 32-80 or equivalent	1	No		
	Testing and Commissioning				
M	Allow for setting to work, testing and commissioning of the whole plumbing system to the satisfaction of the Engineer	1	Item		
	Total carried forward to collection sheet BQ/2/4				

Item	Description				Amount (ksh)
	<p>COLLECTION SHEET FOR INTERNAL PLUMBING - MAIN HOUSE</p> <p>Brought forward from page BQ/2/1</p> <p>Brought forward from page BQ/2/2</p> <p>Brought forward from page BQ/2/3</p> <p>Total amount for Internal plumbing</p>	Kshs			
	Total amount for Internal Plumbing carried forward to				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
(i)	<p>Bill No. 3: INTERNAL SANITARY DRAINAGE Soil and waste system Supply, deliver and install the following in PVC soil and waste system to BS 4514 and 5255 with fittings fixed to manufacturer's printed instructions and BS 5572 (1978)</p> <p>All uPVC branches, tees, reducing tees, reducers etc are to be formed in strict accordance with the manufacturer's printed instructions and tenderers must allow for all the various sizes of connectors, socket reducers, holderbats, clips, etc required for the satisfactory functioning of the system.</p>				
A	40mm diameter MuPVC pipe, heavy duty	24	Lm		
B	50mm diameter - ditto	36	Lm		
C	100mm diameter grey uPVC pipe, heavy duty	48	Lm		
D	100mm diameter uPVC golden brown pipe, heavy duty	36	Lm		
E	150mm diameter uPVC golden brown pipe, heavy duty	12	Lm		
	Extra-over uPVC pipework for the following:-				
F	100mm diameter long radius bend	11	No		
G	100 dia short radius bend	8	No		
H	100 dia 45 degree bend	4	No		
J	100mm dia single branch	7	No		
K	100mm dia vent cowl	3	No		
L	50mm dia vent cowl	1	No		
M	100mm dia WC connector	7	No		
N	40mm dia sweep bend	24	No		
O	40mm dia 45 degree bend	6	No		
P	50mm dia sweep bends	8	No		
Q	50mm dia 45 degree bend	4	No		
R	40mm sweep tee	2	No		
S	50mm sweep tee	6	No		
T	50mm Y-tee	4	No		
U	100x50mm diameter reducer	5	No		
V	40mm dia access plug	2	No		
W	50mm dia access plug	7	No		
X	4-way 100x50mm floor trap complete with stainless grating	16	No		
	Total carried forward to collection page BQ/3/3				

Item	Description	Qty	Unit	Rate	Amount
A	300x300x200mm deep concrete gully trap complete with 100mm uPVC "P" trap gully, grating and 14 s.w.g cover with handle	3	No		
B	Manhole of internal dimension 600x450 mm and up to 1000mm deep. The manhole to consist of 100mm thick class 20 bed, 150mm thick solid concrete block walling in cement/sand (1:3) mortar and complete with 600x450mm heavy duty Mild steel chequered cover with hand holes	6	No		
C	2No. chambered grease interceptor, each chamber 600x450mm internal dimensions and approx. 1.2m deep. The chambers to consist of 100mm thick class 20 bed, 150mm thick solid concrete block walling in cement/sand (1:3) mortar. To have a 100mm inlet baffle, intermittent baffles and an outlet baffle, 4No. clean-out access, 1No. stainless steel grease tray and 2No. 600x450mm gas-tight mild steel chamber covers	1	No		
D	Allow for excavation of 600mm wide trenches not exceeding 1200mm deep for external drainage works	48	Lm		
E	Allow for 150mm thick concrete encasing for 100mm dia drainage pipes running under cabro / road crossing	18	Lm		
	Testing and Commissioning				
F	Allow for setting to work, testing and commissioning of the whole sanitary drainage system to the satisfaction of the Engineer	1	Item		
Total carried forward to collection page BQ/34/3					

Item	Description				Amount
	COLLECTION PAGE FOR INTERNAL SANITARY DRAINAGE				
	Brought forward from page BQ/3/1				
	Brought forward from page BQ/3/2				
	Total for Internal drainage	Ksh			
	Total for Internal drainage carried forward to main summary				

Item	Description	Qty	Unit	Rate	Amount
(i)	Bill 4: RAINWATER DRAINAGE SYSTEM Tenderer to allow for all fixing holderbats, run angles etc in their pricing. Also to supply,fix and commission the rain water drain pipes /uPVC soil system to BS 4515 MuPVC waste systems to BS 5255 with screwed and socketed joints to BS 21. Solvent welded joints shall be as per the systems manufacturer'swritten instructions The tenderer must allow in their pipework prices for all the couplings,connectors, joints etc as required in the running lengths of pipework and also where necessary, for pipe fixing clips, holderbats, pluggedand screwed. The installation must comply with BS 5572, uPVC Soil system conforming to BS 4514, heavy gauge class 41 pipework				
A	100mm diameter grey uPVC pipe, heavy duty	36	Lm		
B	50mm diameter grey MuPVC pipe	16	Lm		
	Extra Over Upvc soil pipework for the following:-				
C	100mm diameter Fulbora	4	No.		
D	100mm diameter 90 degree Sweep Bend	12	No.		
E	50mm diameter Sweep Bend	4	No.		
F	100mm diameter 45 degrees bend	6	No.		
G	100mm diameter sweep tee	4	No.		
H	100x50mm reducer	4	No		
J	50mm sweep tee	2	No		
K	100x50mm floor trap complete with stainless steel grating - <i>Balcony / terrace</i>	6	No		
L	Testing & Commissioning Allow for setting to work, testing and commissioning of the rainwater drainage system	1	Sum		
Total carried forward to collection page BQ/4/2					

Item	Description				Amount (ksh)
	<p>COLLECTION PAGE FOR RAINWATER WATER DRAINAGE</p> <p>Brought forward from page BQ/4/1</p> <p>Total for Rainwater Drainage</p>	Ksh			
	Total amount for roof rainwater drainage carried forward to				

Item	Description	Qty	Unit	Rate	Amount
(i)	<p>Bill No. 5: Portable Fire Protection Equipments</p> <p>Supply, deliver, install, test and commission the following equipment and fittings:</p> <p>A 5 kg CO₂ gas portable fire extinguisher conforming to the latest editions of BS 5306-4:2001 and BS EN 3-10:2009, complete with support brackets and appropriate charge of agent.</p> <p>B Fibreglass fire blanket 1800x1800 mm, to the latest edition of BS EN1869:1997 including container and mounting brackets as ANGUS or equal and approved.</p>				
	Total for Portable fire protection equipment to main summary page				

Item	Description	Qty	Unit	Rate (ksh)	Amount (ksh)
	<u>BILL No.6:-SOLAR WATER HEATING SYSTEM</u>				
A	Supply, install, test and commission a solar water heating system comprising 300 Litres high pressure galvanized mild steel storage cylinder with long life GRP resin insulated casing (with 3Kw electric booster element). Solar collectors (2No.) shall be as 'Bluestar L' solar panels with heat exchanger of copper tubes, 50mm fiber glass insulation, copper sheet absorber plate and all the necessary inter-connectors, dielectric union, washout valves, inlet and outlet valves etc with atleast 4.4m ² net absorbing area. Also to have a 15mm diameter automatic air relief valve and drain cork. System shall be as 'Eraslan' model 300L Daylight system or approved equivalent	No	2		
B	Allow for solar water heating system mounting kit on a pitched/flat roof and all system interconnecting pipework	Item	1		
C	Programmable solar system controller kit comprising of digital temperature indicator, thermostat controller function, auxiliary heating at preset three periods, memory protection, display screen etc and the necessary signal cables. To be as solar water controller	No	1		
C	Gate valve 20mm dia approved high pressure screw down full way non-rising stem wedge gate valve to BS 5154 PN 20 for series B rating, with wheel and head joints to tubing. The gate valve to be as "Peglar" or approved equivalent.	No	1		
D	Plumbing accessories to supply cold water and drain hot water in copper material	item	1		
E	Allow for connection to the internal plumbing system done by others using lagged 20mm diameter GMS pipe work, approximately 4m length including necessary pipe fittings	Item	1		
F	Testing and Commissioning Allow for setting to work, testing and commissioning of the solar water heating system to the satisfaction of the Engineer	Item	1		
	Total for solar water heating equipment to main summary				

Item	Description		Amount (ksh)
1	General Items & Preliminaries		
2	Bill No. 1:- Sanitaryware and fittings - <i>Supply & fix</i>		
3	Bill No. 2 :- Internal Plumbing		
4	Bill No. 3 :- Internal Sanitary Drainage		
5	Bill No. 4 :- Rainwater drainage		
6	Bill No. 5 :- Portable Fire Protection Equipment		
7	Bill No. 6 :- Solar water heating		
A	Sub - Total for Plumbing and Drainage		
	TOTAL AMOUNT FOR PLUMBING AND DRAINAGE INSTALLATION - VAT Inclusive		

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>SECTION NO.4</u>				
	<u>5BD TYPOLOGY</u>				
	<u>PRIME COST & PROVISIONAL SUMS</u>				
	<u>JOINERY & CARPENTRY</u>				
A	Allow a provisional sum for Cabinets & Wardrobes installation works per ID Design	Sum	1	1,600,000	
	<u>PARKING/STORM WATER/LANDSCAPING</u>				
B	Allow a provisional sum for parking area paving blocks works,Storm water drainage and landscaping work	Sum	1	450,000	
	<u>FOUL WATER DRAINAGE</u>				
C	Allow a provisional sum for foul water drainage system inclusive of 1.no Bio Digester system - 1.2m Dia	Sum	1	500,000	
	TOTAL : PROVISIONAL SUM				

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>PROPOSED 5 BEDROOM VILLA - KITENGELA</u> <u>SUMMARY</u>		<u>SECTION</u>		
1	5BD MAIN HOUSE - BUILDERS WORK		SEC 4		
2	DSQ - BUILDERS WORK		SEC 4		
3	ELECTRICAL WORK		SEC 4		
4	PLUMBING WORK		SEC 4		
5	PRIME COST & PROVISIONAL SUM		SEC 4		
TOTAL : PROPOSED 5BD VILLA DEVELOPMENT					

GRAND SUMMARY

ITEM	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
	<u>PROPOSED THREE DISTINCT VILLAS TYPOLOGIES AT KITENGELA ACACIA PHASE II</u>		<u>PAGE/SECTION</u>		
	<u>GRAND SUMMARY</u>				
1	PRELIMINARIES		SEC 1		
2	PROPOSED 3BD VILLA		SEC 2		
3	PROPOSED 4BD VILLA		SEC 3		
4	PROPOSED 5BD VILLA		SEC 4		
SUB TOTAL : [EXCLUDING CONTINGENCIES]					
	Provide a contingency sum of Kes 1,000,000.00 to be expended as directed by the Project Manager and to be deducted in whole or in part if not required.	Item	1	1,000,000	
TOTAL : PROPOSED 3 DISTINCT VILLA TYPOLOGIES,KITENGELA ACACIA PHASE II					

DRAWINGS-APPENDIX 01