

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<b>MAIN WORKS</b>				
	<b>ELEMENT 01</b>				
	<b>SUBSTRUCTURES - (ALL PROVISIONAL)</b>				
	<b>Excavation including maintaining and supporting sides and keeping free from water, mud and fallen materials</b>				
A	To reduce levels, load, wheel deposit and compact where directed on site, average depth of 150mm	SM	487	150.00	73,050.00
B	For foundations commencing from reduced level, not exceeding 1.5metres deep	CM	180	300.00	54,000.00
C	For column bases commencing from reduced level, not exceeding 1.5metres deep	CM	36	300.00	10,800.00
D	Allow for plunking and struting	item	1	60,000.00	60,000.00
	<b>Disposal</b>				
E	Backfilling around foundations	CM	60	200.00	12,000.00
F	Load and cart away surplus spoil	CM	253	350.00	88,550.00
	<b>Imported Filling</b>				
G	Hardcore bed, thickness 250mm	SM	487	600.00	292,200.00
H	Stone dust blinding to hardcore, thickness 50mm	SM	487	325.00	158,275.00
	<b>Anti-Termite treatment</b>				
I	Chemical anti-termite treatment executed by an approved specialist under a ten-year guarantee to hardcore surfaces, etc.	SM	487	130.00	63,310.00
	<b>Plain Concrete Class 15</b>				
J	50mm Blinding under foundations and bases	SM	120	500.00	60,000.00
	<b>Vibrated reinforced concrete class 20</b>				
K	Foundations and column bases	CM	40	10,500.00	420,000.00
L	Ground floor slab Bed thickness 100mm	SM	487	1,050.00	511,350.00
M	Substructure columns Columns	CM	8	10,500.00	84,000.00
	c/f				<b>1,887,535.00</b>
					<b>KSHS. CTS.</b>

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<b>Reinforcement</b>	b/f			1,887,535.00
	<b>Hot rolled high yield ribbed steel bar reinforcement to B.S 4449</b>				
A	16mm Diameter bars	KG	1,564	150.00	234,600.00
B	12mm Diameter bars	KG	600	150.00	90,000.00
C	8mm Diameter bars	KG	245	150.00	36,750.00
	<b>Damp Proof membrane</b>				
D	1000 Gauge polythene laid under surface beds	SM	487	180.00	87,660.00
	<b>Steel mesh fabric reinforcement to B.S. 4483</b>				
E	Layer of mesh fabric reinforcement laid in beds or slabs (measured nett - no allowance made for laps) Ref: A 142 weighing at 2.22 Kgs per square metre)	SM	487	480.00	233,760.00
	<b>Formwork</b>				
F	Sides of columns	SM	132	620.00	81,840.00
G	Edges of slabs, etc., girth 75 to 150mm	LM	240	120.00	28,800.00
	<b>WALLING</b>				
	<b>Natural stone walling in cement mortar (1:4)</b>				
H	Substructure Walling, thickness 200mm	SM	360	1,400.00	504,000.00
	<b>Bituminous felt damp proof courses laid on and including leveling screed of cement mortar</b>				
I	In walling, width 200mm	LM	200	200.00	40,000.00
	<b>Element 01</b>				
	Substructures (All Provisional) - Carried to Summary			<b>KShs.</b>	<b>3,224,945.00</b>
					<b>KSHS. CTS.</b>

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<b>ELEMENT 02</b>				
	<b>R.C SUPERSTRUCTURE</b>				
	<b>Vibrated reinforced concrete class 20</b>				
A	Columns	CM	16	10,500.00	168,000.00
B	Beams	CM	23	10,500.00	241,500.00
C	Staircase and steps	CM	3	10,500.00	31,500.00
D	Suspended slabs, thickness 150mm	SM	487	1,575.00	767,025.00
E	Landing slabs, thickness 150mm	SM	7	1,575.00	11,025.00
	<b>Reinforcement (All Provisional)</b>				
	<b>Hot rolled high yield ribbed steel bar reinforcement to B.S 4449</b>				
F	16mm Diameter bars	KG	2,686	150.00	402,900.00
G	12mm Diameter bars	KG	3,409	150.00	511,350.00
H	10mm Diameter bars	KG	1,200	150.00	180,000.00
I	8mm Diameter bars	KG	1,900	150.00	285,000.00
	<b>Formwork</b>				
J	Soffits of suspended slabs	SM	487	855.00	416,385.00
K	Soffits of landing slabs	SM	7	855.00	5,985.00
L	Sloping soffits of staircase	SM	15	855.00	12,825.00
M	Sides and soffits of beams	SM	400	855.00	342,000.00
N	Sides of columns	SM	221	855.00	188,955.00
O	Edges of slabs, girth 75 to 150mm	LM	200	150.00	30,000.00
P	Risers, 75 to 150mm high	LM	98	150.00	14,700.00
Q	Sides of stairs, extreme height 300mm	LM	12	200.00	2,400.00
	<b>Element 02</b>				
	R.C Superstructure - Carried to Summary			<b>KShs.</b>	<b>3,611,550.00</b>
					<b>KSHS. CTS.</b>

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
A	ELEMENT 03  GROUND FLOOR WALLING  Masonry walling in Cement mortar (1:4)  Walling, thickness 200mm	SM	678	1,400.00	949,200.00
	Element 03 Walling - Carried to Summary			KShs.	949,200.00
					KSHS. CTS.

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ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<b>ELEMENT 05</b>				
	<b>INTERNAL FINISHES</b>				
	<b>Cement and sand (1:4) beds and backings</b>				
A	Beds to receive floor tiles finished with a wood float, average thickness 30mm	SM	485	450.00	218,250.00
	<b>Lime Plaster</b>				
B	Walls and Concrete surfaces, thickness 15mm	SM	678	400.00	271,200.00
C	Soffites of suspended slabs, thickness 15mm	SM	487	400.00	194,800.00
D	Soffites of landing slabs, thickness 15mm	SM	7	400.00	2,800.00
E	Sloping Soffites of staircases and steps	SM	13	400.00	5,200.00
F	Ditto, to treads or risers of steps, average thickness 20mm	SM	18	400.00	7,200.00
G	Backing to tile dados, thickness 10mm	SM	322	400.00	128,800.00
	<b>Ceramic Floor and Wall Tiles</b>				
	<i>On <u>Prime Cost Rates</u>, the contractor shall add to the provided rate for taking delivery, fixing labour, adhesive &amp; grouting and profits &amp; overheads. The extended rate should hence be the PC rate plus these extra costs</i>				
H	Provide a <b>Prime Cost Rate</b> of Shillings <b>600/=</b> for Ceramic Floor Tiles fixed with 2mm spacers including bedding in approved adhesive and pointing in tinted cement	SM	678	1,500.00	1,017,000.00
I	Ditto, in skirting, 100mm high	LM	378	150.00	56,700.00
J	Provide a <b>Prime Cost Rate</b> of Shillings <b>600/=</b> for Ceramic Floor Tiles on treads and risers of stairs and steps	SM	18	1,500.00	27,000.00
K	Ditto, in skirting including cutting to profile of staircases, 100mm high	LM	12	150.00	1,800.00
L	Provide a <b>Prime Cost Rate</b> of Shillings <b>600/=</b> for Ceramic Wall Tiles fixed with 2mm spacers including bedding in approved adhesive and pointing in tinted cement	SM	188	1,500.00	282,000.00
	c/f				2,212,750.00
					<b>KSHS. CTS.</b>

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<div>Suspended ceilings</div> <div>b/f</div>				2,212,750.0
A	600 x 600 x 15mm thick 'Armstrong Minaboard' acoustic ceiling tiles with classic surface pattern with exposed joint in proprietary adjustable metal clip system suspended from structure approximately 3450mm above finished floor level	SM	168	1,800.00	302,400.00
	Prepare and apply one undercoat and two finishing coats first quality silk vinyl emulsion paint				
B	Plastered walls and concrete surfaces	SM	728	300.00	218,400.00
C	Plastered Soffites	SM	494	300.00	148,200.00
D	Sloping soffits of staircases and steps	SM	7	300.00	2,100.00

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<b>ELEMENT 06</b>				
	<b>BALUSTRADING &amp; RAILING</b>				
	<b>Mild steel</b>				
	<b>Balustrading and railing to Staircases</b>				
A	Balustrading and railing comprising 75mm diameter mild steel tube handrail welded on 75x10mm plate, 75x10mm mild steel flat balusters at 750mm centres and 4No. 25mm diameter rails holed through balusters and complete with fish tailed ends of balustrades and welds, all finished for painting (m.s), height 900mm	LM	17	7,500.00	127,500.00
	<b>Balustrading &amp; Railing to Balcony</b>				
B	Railing comprising 75mm diameter mild steel tube handrail welded on 75x10mm plate, 75x10mm mild steel flat balusters at 600mm centres, 3No. 25mm diameter tube rails holed through balusters and complete with fish tailed ends built into concrete and finished for painting (m.s), height 600mm	LM	11	6,500.00	71,500.00
	<b>Prepare, prime, and apply one undercoat and two coats matt oil finishing coat to metalwork</b>				
C	Surfaces of balustrading and railing (both sides measured nett overall)	SM	24	300.00	7,200.00
	<b>Element 06</b>				
	Balustrading & Railing - Carried to Summary			<b>KShs.</b>	<b>206,200.00</b>
					<b>KSHS. CTS.</b>



ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
A	ELEMENT 07  WINDOWS  Precast concrete trimmings fair faced  Window cills, complete with 25x3mm mild steel weather bar, size 250x75mm	LM	66	600.00	39,600.00
B	MDF Board  Window boards with one labour plugged, size 125x20mm	LM	63	350.00	22,050.00
C	Wrought mahogany  Pelmet board fascia with two labours, size 150x25mm	LM	63	750.00	47,250.00
D	Pelmet top, size 150x20mm	LM	63	650.00	40,950.00
E	Boxed ends of pelmet, size 150x150x25mm	NO	80	150.00	12,000.00
F	Mild steel  Purpose made steel casement windows manufactured from 25x3mm heavy duty frames incorporating permanent ventilating units and with mosquito gauze including burglar proofing round bar grilles and heavy duty brass window closers, stays, pins e.t.c, fixed to masonry jambs and concrete heads and cill, with mastic pointing all round.	NO	7	19,500.00	136,500.00
G	Window size 2000x1500mm,	NO	14	12,675.00	177,450.00
H	Ditto, size 1300x1500mm,	NO	2	8,775.00	17,550.00
I	Ditto, size 900x1500mm,	NO	1	5,850.00	5,850.00
J	Ditto, size 1000x900mm,	NO	2	4,095.00	8,190.00
	c/f				507,390.00
					KSHS. CTS.

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	b/f				507,390.0
	<b>Clear glass</b>				
A	4mm Glass and glazing to metal with putty in panes not exceeding 0.10 square meters	SM	72	1,500.00	108,000.00
	<b>Obscure glass</b>				
B	4mm Glass and glazing to metal with putty in panes not exceeding 0.10 square meters	SM	6	1,600.00	9,600.00
	<b>Curtain tracks</b>				
C	Plastic "C - Section" curtain tracks with gliders (one per 100mm of track), end stops and brackets screwed at 600mm centres	LM	63	750.00	47,325.00
	<b>Prepare and apply three coats matt polyurethane varnish to woodwork and mdf surfaces</b>				
D	Surfaces, girth 100 to 200mm	LM	63	300.00	18,930.00
	<b>Element 07</b>				
	Windows - Carried to Summary			KShs.	691,245.00
					KSHS. CTS.

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<b>ELEMENT 08</b>				
	<b>DOORS</b>				
	<b>Mild steel panel doors</b>				
A	Mild steel panel double door in two equal leaves each leaf comprising 50x50x3mm stiles and transomes, covered with 3mm pressed steel plates both sides and complete with welded T-sections for glazing (m.s) and 75x50x3mm RHS main frame all round built into wall or beam and complete, heavy duty hinges, pull handle and lock plate, overall size 1200x2400mm (Ref: D01 )	NO	11	24,480.00	269,280.00
	<b>Flush doors to B.S.459</b>				
C	45mm Solid core flush door faced both sides with 3mm interior quality plywood for painting and hardwood lipped all round, size 800x2350mm (Ref: D02 )	NO	4	8,500.00	34,000.00
	<b>Doors, Frames and finishings in wrought hardwood</b>				
E	Door frame with three labours plugged, size 150x50mm	LM	30	1,300.00	39,000.00
F	Moulded architrave, size 50x25mm	LM	30	300.00	9,000.00
G	Quadrant beading, size 25x25mm	LM	30	100.00	3,000.00
	<b>Ironmongery</b>				
H	Provide for Supply of Ironmongery a Provisional Sum of Shillings Fifty Thousand		Sum		50,000.00
	<b><u>"Fix Only"</u> Client supplied ironmongery with matching screws</b>				
I	Pairs of steel butt hinges, 100mm long	NO	9	150.00	1,350.00
J	Three or two lever mortice lock with lever furniture	NO	3	3,000.00	9,000.00
K	Door stops	NO	14	200.00	2,800.00
	c/f				417,430.00
					KSHS. CTS.

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Iromongery (Cont'd) b/f				417,430.0
A	Aluminium or steel Pull handles	NO	3	480.00	1,440.00
C	Knot, prime, stop and apply one undercoat and two gloss finishing coat oil paint to woodwork General surfaces	LM	30	300.00	9,000.00
D	Surfaces, 100 to 200mm girth	LM	35	100.00	3,500.00
E	Prepare, prime, and apply one undercoat and two coats matt oil finishing coat to metalwork General surfaces	SM	9	350.00	3,150.00
	Element 08				
	Doors - Carried to Summary			KShs.	434,520.00
					KSHS. CTS.

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<b>ELEMENT 09</b>				
	<b>JOINERY FIXTURES &amp; FITTINGS</b>				
	<b>Plain concrete 1:4:8</b>				
A	Plinths, thickness 100mm	SM	12	1,000.00	12,000.00
	<b>Vibrated Reinforced concrete class 20</b>				
B	Worktops, thickness 75mm	SM	6	950.00	5,700.00
	<b>Steel mesh fabric reinforcement to B.S 4483</b>				
C	Layer of mesh fabric reinforcement laid in slab or bed (measured nett - no allowance for laps) Ref A98 weighing 1.54Kgs per square metre	SM	6	450.00	2,700.00
	<b>Formwork</b>				
D	Soffites of slabs	SM	6	500.00	3,000.00
E	Edges of plinths, 75 to 150mm girth	LM	21	150.00	3,150.00
F	Edges of worktops, not exceeding 75mm high	LM	12	90.00	1,080.00
G	Boxing to form opening in 75mm slab, size 450x500x75mm	NO	2	800.00	1,600.00
	<b>Solid concrete block walling in cement mortar (Provisional)</b>				
H	100mm Walling, reinforced as described	SM	2	1,400.00	2,800.00
	<b>Cement Sand (1:4) paving</b>				
I	Paving to plinths steel trowelled smooth, thickness 20mm	SM	12	450.00	5,400.00
	<b>Lime Plaster</b>				
J	Walls	SM	4	400.00	1,600.00
K	Soffits of worktops	SM	6	400.00	2,400.00
	<b>Granito Tile</b>				
L	Supply and fix 600x600x10mm polished granito tile to concrete tops fixed with approved adhesive	SM	5	5,000.00	25,000.00
M	Ditto 10mm tile fascia, height 100mm.	LM	18	500.00	9,000.00
	c/f				75,430.00

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
					KSHS. CTS.
					75,430.00
	<b>Joinery Fixtures &amp; Fittings</b>	b/f			
A	Provide for Joinery Fixtures and Fittings a Prime Cost sum of Shillings One Hundred and Fifty Thousand		Sum		150,000.00
B	Add for Profit		%	3.00	4,500.00
C	Allow for General Attendance on Specialist Installing Joinery Fixtures & Fittings		%		
	<b>Prepare and apply one undercoat and two finishing coats silk vinyl emulsion paint as "Crown Solo" or other equal and approved</b>				
D	Plastered walls	SM	4	350.00	1,400.00
E	Plastered soffits	SM	6	350.00	2,100.00
	<b>Sundries</b>				
F	Chase in wall for end of slab or worktop, 50x75mm	LM	12	200.00	2,400.00
	<b>Mirror</b>				
G	Supply and fix 6mm Tropicalized mirror fixed with dome headed screws, size 550x600mm	NO	4	3,500.00	14,000.00
	<b>Element 10</b>				
	Joinery Fixtures & Fittings - Carried to Summary			KShs.	249,830.00