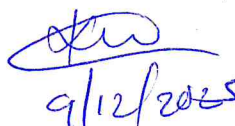


PROPOSED RENOVATION OF 10 NO. TWO BEDROOMED FLATS AND 13 NO. THREE BEDROOMED MAISONETTES AT JUJA NATIONAL CONTROL CENTER IN NAIROBI-REGION

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	GENERAL WORKS				
	ELEMENT 01. <u>All items of demolitions and duntakings shall be deemed to include shoring, propping and all other applicable and acceptable methods of protection, handling over all salvaged materials to the client, cartng away all arising debris and making good all disturbed surfaces; All the works are provisional and subject to remeasurement before and after works</u>				
	<u>Wall and floors</u>				
A	Carefully demolish existing wall and Floor tiles, including hacking wall plaster, floor backing and prepare surface to receive new finishes (m/s), load & cart away the arising debris and make good all disturbed surfaces.	500	Sm		
B	Carefully remove existing timber board floor tiles, the old shower pan out and set it a side, PVC floor tiles, hack and prepare surfaces to receive floor tiles (m/s), load & cart away the arising debris and make good all disturbed surfaces.	300	Sm		
C	Hack existing concrete surfaces,load & cart away the arising debris and prepare surface to receive new finishes (m/s), make good all disturbed surfaces	200	Sm		
D	Carefully remove damaged flooring planks made of several layers in wooden floor surfaces.	200	Sm		
	<u>Roof</u>				
E	Carefully remove leaking roof cover and hand over to client for safe custody replace affected roof structure ready to receive new roof cover.	210	Sm		
	<u>Doors</u>				
F	Carefully remove and handover to client 45mm thick timber flush doors (overall 900mm x 2100mm high) including all frames and iron mongery make good surface to receive new frames.	30	No.		
G	Carefully remove damaged soft board ceiling boards cart away arisig debris make good affected surfaces.	280	Sm		
	General Works Carried to Collection pages				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT 02.				
	REPAIR WORKS				
	Floor finishes				
	Tile, Slab or Block Finishings				
	<u>Approved granitto tiles to B.S. 1281; local; non-slip; tiles to regular or approved other pattern; bedding and jointing in cement sand (1:4) mortar, grouting with approved cement</u>				
A	400x400x7mm thick floor tiles; butt joints both ways; to cement sand base (m/s); to floors level; internal	400	Sm		
B	100 mm high skirting; straight junction with wall and floor finish.	160	Lm		
C	32 x 3 mm Plastic dividing strips	70	Lm		
	<u>Provide and lay 15mm thick coloured terrazzo finish, including approved dividing strips, sanding, machine rubbing and polishing to a smooth, even and glossy surface, all as specified.</u>				
D	15mm thick coloured terrazzo finish including dividing strips, sanding and polishing as necessary.	220	Sm		
E	100mm high terrazzo skirting	100	Sm		
	<u>Provide and fix 5mm thick Stone-Wood Composite SPC floor planks with interlocking, laid on smooth level screed, g skirting, trims and adhesives</u>				
F	5mm Stone-wood Composite SPC Floor planks	200	Sm		
	Cabinets				
G	Supply and fix low level undersink particle board cabinets all as per detail overall size 900 x 600 x 600mm High	13	No.		
	Painting and Decorating				
	Internal painting				
H	Prepare existing wall surfaces by rubbing down, skimming and apply first quality, one undercoat and two finishing coats approved silk vinyl paint on surfaces:-	5000	Sm		
	External Painting				
	<u>Prepare and clean existing painted wall surfaces by rubbing down and stopping, apply one coat approved undercoat and two finishing coats of first quality emulsion paint to walls at a height n.e 18m above ground level, all as specified and directed.</u>				
J	Prepare existing painted wall surfaces by rubbing down, skimming and apply one undercoat and two finishing coats approved first quality emulsion paint on surfaces:-	1750	Sm		
K	Ditto but bitumious paint on plinth surface.	370	Sm		
L	Ditto but emulsion plastic paint on fiacialboard surfaces	180	Sm		
	General Works Carried to Collection pages				




ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT 03.</u>				
	<u>Doors</u>				
	<u>45mm Thick semi-solid core flush doors to B.S 459: part 2 mahogany veneered both sides with internal quality plywood and lipped on all edges in approved hardwood</u>				
A	Door overall size 900 x 2100mm high	30	No.		
B	150 x 50mm rebated hardwood timber door frame with two labours.	120	Lm		
	<u>Painting to Timber Doors</u>				
	<u>Prepare, stain and apply three coats of mahogany stain varnish on both sides of:-</u>				
C	Solid wooden door; including surface preparation by rubbing down and skimming.	450	Sm		
D	Floors furnish to wooden surfaces internally	500	Sm		
	<u>Iron mongery</u>				
	<u>Supply & fix the following ironmongery with matching screws as specified complete with intergrated metal door lever handles and all associated fixtures TO Union or equivalent</u>				
E	Ditto 2 lever ditto	30	No.		
F	Toilet indicator locks	15	No.		
G	Door stoppers; rubber complete with 38mm raw bolt	75	No.		
H	100mm steel butt hinges	100	PRs.		
	<u>Wrot hardwood framed frames and framings</u>				
J	200 x 38 mm; plugged door frame	70	Lm		
K	av. 40 x 38mm architraves	60	Lm		
L	38 x 38mm quadrants	60	Lm		
General Works Carried to Collection pages					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT 04.				
	WINDOWS				
	Glazing				
A	5mm Thick clear sheet glass panes over 0.1 but not exceeding 0.5 square meters; fixing with putty	150	Sm		
B	Ditto; obscure	20	Sm		
	Painting and decorations on metals works				
	<u>Rub down,touch up primer, prepare and apply two undercoats and one finishing coat gloss paint on metal work</u>				
C	General surfaces of mild steel windows and doors (bsm).	200	Sm		
D	Replace broken clay window sills to match the existing including painting; or equal and approved	80	Lm		
	<u>Supply and fix iron mongery to match the existing or equal and approved. Rate to include making good anchoring point, careful removal and later replacement of window glazing after installation ironmongery</u>				
E	Window stays	70	No.		
F	Window fasteners	25	No.		
G	Welding design fabricated doors and window grills - stainless steel and ventilators.	1	Item		
	KITCHEN				
	Plinth				
H	1:3:6 mass concrete concrete as described in 100mm thick high plinth in kitchen	55	Lm		
J	VRC class(20/20)mix 1:2:4 as described in 100mm thick kitchen worktops	15	Cm		
K	32mm cement sand (1:4) screed trowelled hard and smooth and finished with cement grout as described in Surface finish to surface of plinth	100	Sm		
	General Works Carried to Collection pages				


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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT 05.				
	KITCHEN CON'D				
A	Extra over for forming sinks / basin hole	10	No.		
B	2.5mm thick block board to cabinet 2.4 m long by 650mm wide fixed appropriately to wall for both High level and Low level	300	Lm		
	<u>Kitchen top size 1,200 x 600 x 700mm high, with acrylic top including 120mm high back splash and fascia on 25mm thick blockboard including 100mm high fascia; cupboards below and upper in 25mm thick hardwood lipped(painted blockboard; cupboards doors in 20mm malpha hinges (m/s)and 150mm brass handles.(m/s)</u>				
C	High Level Cabinets	30	Lm		
	<u>The following in 25mm thick MDF boards, veneered on one side with Mahogany veneer and hardwood lipped on all edges as described.</u>				
D	25mm Thick top, bottom and shelves.	300	Sm		
E	25mm Thick sides and divisions.	155	Sm		
F	Door size 550 x 600mm high.	300	No.		
G	50 x 25mm Frame/bearers.	200	Lm		
	<u>Ironmongery</u>				
	<u>The following in "Union" or other equal and approved ironmongery.</u>				
H	Approved malpha hinges; self closing	21	No.		
J	Approved magnetic ball catch.	12	No.		
K	15mm Diameter x 100mm long chrome plated D pull handles or equal and approved.	20	No.		
	<u>Manhole</u>				
L	600x 450mm medium duty cast iron manhole cover and frame or equivalent and approved	10	No.		
M	Ditto but 450x450mm covers	10	No.		
N	Provide and lay 100mm dia PVC waste pipe and fitting to mechanica engineers details	30	Lm		
P	Costruct 450x350mm and height ranges from 300-500mm standard inspection chamber complete to detail	3	No.		
Q	Excavate for strip footing trenches n,e 1.5m deep	12	Cm		
	General Works Carried to Collection pages				


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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT 06.</u>				
	<u>Rain water goods</u>				
	<u>26 gauge light pressed galvanised mild steel purpose made ready primed gutter jointed with mastic and fixed to walls with brackets to BS1091</u>				
A	Half round 100mm Dia. girth gutter	450	Lm		
B	Extra over for stopped ends.	40	No.		
C	24 Gauge galvanized sheet 100x100mm box rain water outlet pipe	550	Lm		
	<u>Down pipes</u>				
D	100mm square UPVC pipe g24 wall mounted with brackets at 900mm centers.	210	Lm		
E	Extra over downpipe for swan neck.	20	No.		
F	Ditto for shoe enclosed in mass concrete.	20	No.		
	<u>Window grills and metallic door</u>				
	<u>Repair, Prepare sand, rub down and priming with zinc chromate primer then apply one undercoat and two finishing coats of glosspaint to both sides.</u>				
G	Metalic doors	250	Sm		
	<u>Paving slabs</u>				
H	Excavate and lay 600x600x50mm pcc paving slabs on sand bed including jointing and pointing in cement sand mortar mix (1:4) all round the building.	550	Sm		
	<u>Trench Covers</u>				
J	6mm thick chequered plate covers placed on mild steel angles that are permanently rawl bolted on concrete trench walls; 400-600mm wide.	100	Lm		
	<u>General Works Carried to Collection</u>				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT 07.</u>				
	<u>Roof</u>				
A	Carefully clean all the roofs tiles (clay or concrete) by all appropriate means; apply red-oxide (roofmaster) paint to roof tile surfaces and allowing for protection of the roof members.	2580	Sm		
B	Carefully remove leaking roof tiles and hand over to client for safe custody replace affected roof structure ready to receive new roof cover.	180	Sm		
C	Allow for roof leakage repairs by replacement of damage 250 x 400 red-clay roof tile surface to match the existing size.	100	Sm		
	<u>Parking roofs</u>				
D	Supply and fix 6mm thick translucent polycarbonate sheets to car park roof, including all necessary fixing accessories, laps, sealants, and complete with mild steel purlins drilled and fixed with self-tapping screws, all to replace existing roofing.	220	Sm		
E	Allow for careful dismantling of existing plywood ceiling finish and prepare to receive new plywood finish to match existing; and handover to the salvaged items to the client.	450	Sm		
	<u>Water proofing</u>				
F	APP bituminous water proofing applied by 'torch-on' method on flat roof plingh. Rate to include surface preparation.	210	Sm		
	<u>Ceilings</u>				
G	Supply and fix 12mm chip board ceiling board on existing blandering where necessary.	450	Sm		
H	Ditto. wrot cypress cornice.	300	Lm		
J	Prepare existing soffits and new soffits surfaces by rubbing down, skimming and apply one undercoat and two finishing coats approved 1st quality brilliant emulsion paint.	350	Sm		
K	First Quality, 2 coats matt emulsion paint to ceiling.	4200	Sm		
	<i>General Works Carried to Collection</i>				


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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT 08.</u>				
	<u>Builder's work in connection with services installations</u>				
	<u>Electrical installations</u>				
A	Allow for all builder's work in connection with existing electrical installation including forming chases, holes and recesses, notching timber and the like and making good all finishes all as per electrical bill of quantities contained here in; all to the satisfaction of project manager	1	Item		
B	Ditto; mechanical installations ditto	1	Item		
	<u>Contingencies</u>				
C	Allow a Provisional Sum of Kenya Shillings Six Hundred Thousand (Ksh 600,000.00) for Contractor's Contingencies.	1	Item		
	<i>General Works Carried to Collection pages</i>				
General works collection					
	Page 1				
	Page 2				
	Page 3				
	Page 4				
	Page 5				
	Page 6				
	Page 7				
	Page above				
	<i>Total General Works Carried to summary page</i>				


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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT 001.</u>				
	<u>ELECTRICAL WORK</u>				
	<u>LIGHTING POINTS AND FITTINGS</u>				
	<u>Supply, Deliver, Install, Set to Work and Commission the following:</u>				
A	Lighting points wired in 3x1.5mm 2 PVC insulated single core (SC) copper wires drawn in 20mm dia. HG PVC conduit concealed in walls, ceilings and or floor slabs with all accessories but excluding switch and fitting for one way switched.	3	No.		
B	Ditto but two way switched	5	No.		
	<u>The Following light switches complete with recessed patress box as directed by PMand as MK WHITE</u>				
C	10A 1 gang 2 way single pole to schedule	20	No.		
D	10A 2 gang 2 way single pole to schedule	20	No.		
	<u>POWER POINTS AND OUTLETS</u>				
	<u>Supply, Deliver, Install, Set to Work and Commission the following:</u>				
E	Power outlet points wired as for a ring main circuit in 3 x 2.5mm ² PVC single core (SC)copper cables drawn in 25mm dia HG PVC conduits concealed in walls and floors slabs complete with all accessories excluding the socket outlet plate for raw power	14	No.		
F	Ditto but for hand dryers	18	No.		
	<u>The following sockets complete with recessed patress box</u>				
G	13A twin switched standard shuttered socket outlets for raw power , as MK Logic Plus K2747 WHI	20	No.		
	<i>Electrical Carried to Collection page</i>				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT 002.</u>				
	<u>MECHANICAL WORK</u>				
	<u>SANITARY WARE FITTINGS</u>				
	<u>Supply and fix the following appliances including their support brackets, screws etc. and their connection to water supply, waste/soil drainage and electrical power supply where applicable</u>				
A	10A 1 gang 2 way single pole	15	No.		
B	Industrial toilet roll holder, 230mm diameter, in stainless steel finish and complete with a vandal proof cover as Mediclinics	10	No.		
C	Wall mounted toilet roll holder in chrome finish to approval as Vado series	10	No.		
D	470x500mm vanity counter top wash hand basin complete with single taphole, 3/4" drain, bottle trap and waste drain	12	No.		
E	Push tap with delay action to be mounted on the basin as Bricon	10	No.		
F	1/4 turn angle valves as bricon and 300mm 1/2" flexible pipe connectors	5	Set.		
	<u>Supply and fix the following appliances including their support brackets, screws etc. and their connection to water supply, waste/soil drainage and electrical power supply where applicable</u>				
G	600mm x 800mm level edged mirrors complete with mounting screws and screw head covers as Impala glass	15	No.		
H	Double hook coat hooks in chrome finish as Vado	10	No.		
J	Vandal proof stainless steel hand dryer 240VAC powered as Mediclinics	10	No.		
	<i>Mechanical works Carried to Collection page</i>				

9/12/2025

**PROPOSED RENOVATION OF 10 NO. TWO BEDROOMED FLATS AND 13 NO. THREE
BEDROOMED MAISONETTES AT JUJA NATIONAL CONTROL CENTER IN NAIROBI-
REGION**

GRAND SUMMARY

BILL NO.	DESCRIPTION	Page No.	CONTRACTOR'S USE		OFFICIAL USE
			KSHS.	CTS.	AMOUNT KSHS.
1	PRELIMINARIES @ 5% OF BUILDERS WORKS.				
2	GENERAL WORKS	Pg 1 of 8			
3	ELECTRICAL WORKS	Pg 9 of 11			
4	MECHANICAL WORKS	Pg 10 of 11			
	SUBTOTAL				
	SUBTOTAL INCLUSIVE OF 0.03% PPCB LEVY				
	Add 16% Vat				
	Grand Total Estimates (VAT & PPCB LEVY INCLUSIVE				


builders

