

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>WALLING</u>				
	<u>External Walling</u>				
	<u>Machine dressed natural stone walling; bedded in cement and sand (1:3) mortar; with minimum crushing strength of 7.5N/mm² and reinforced with hoopiron gauge 500 in every alternate course</u>				
A	200mm Thick walls	139	SM		
B	Extra over walling for key pointing externally; patterns to Architect's approval	139	SM		
	<u>Internal walling</u>				
	<u>Machine dressed natural stone walling; bedded in cement and sand (1:3) mortar; with minimum crushing strength of 7.5N/mm² and reinforced with hoopiron gauge 500 in every alternate course</u>				
C	200mm Thick walls	125	SM		
	TOTAL FOR WALLING				
	-CARRIED TO SUMMARY				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>WINDOWS</u>				
	<u>Precast concrete trimmings finished fair on all exposed faces</u>				
A	150 x 50mm Thick window cill; to approved profile; jointed and pointed in cement and sand (1:4) mortar; weathered and throated	23	LM		
	<u>Steel Casement Windows</u>				
	<u>Supply and fix the following purpose made casement windows with standard "Z" section framing including all coupling mullions etc; and complete with bronze handles ,peg stays and other ironmongery; factory primed with red oxide primer including cutting and pinning fixing lugs to concrete or masonry work jambs; bedding in cement and sand (1:3) mortar , pointing all round frames in mastic ,easing ,oiling and adjusting opening lights on completion including integral burglar proofing bars, All to Architect's approval.</u>				
B	Window; size 2000 x 1500mm high	9	NO		
C	Window; size 1200 x 600mm high	2	NO		
	<u>Prepare and apply one under coat and two finishing coat gloss oil paint on metalwork</u>				
E	General surfaces of mild steel; windows (both sides)	56	SM		
	<u>Glazing</u>				
	<u>4mm Thick clear sheet glass; including fixing with tropicalized putty to:-</u>				
G	Panes; not exceeding 0.10 square metres	28	SM		
	<u>PV Vents</u>				
H	Supply and fix pairs of 200 x 200 x 25mm thick precast concrete vents (PV) set in both sides of walling with cement and sand (1:3) mortar including approved mosquito wire gauze fixed between the concrete vents.	22	PCS.		
	<u>Curtain rails</u>				
	<u>Mild steel</u>				
I	25mm Diameter x 3mm Thick High quality chrome plated twin curtain rails complete with hooks, brackets and sliding rings	46	LM		
Total Carried to collection					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>DOORS</u>				
	<u>Metal Doors</u>				
	<u>Fabricate, deliver and install the following purpose made steel casement doors (To Architect's Detail) to comply to B.S. 990 obtained from an approved Manufacturer, primed with red oxide primer before delivery to site complete with hinges, handles and catches</u>				
A	Door; overall size 1500 x 2400mm high	2	NO		
	<u>Prepare and apply two undercoats and one finishing coat gloss oil paint</u>				
C	General surfaces; Steel casement doors; externally	15	SM		
	<u>PV Vents</u>				
D	Supply and fix pairs of 200 x 200 x 25mm thick precast concrete vents (PV) set in both sides of walling with cement and sand (1:3) mortar including approved mosquito wire gauze fixed between the concrete vents.	28	PCS.		
	<u>INTERNAL TIMBER DOORS</u>				
	<u>Flush doors</u>				
	<u>45mm Thick Semi-solid cored flush door; to B.S. 459, Part 2; faced on both sides with 6mm and hardwood lipped on all edges</u>				
D	Door overall size 900 x 2400mm	10	NO		
E	Door overall size 800 x 2400mm	2	NO		
	<u>Frames and Finishings</u>				
	<u>Wrot Prime Grade Cypress</u>				
E	100 x 50mm Frame with two labours; plugged	69	LM		
F	50 x 25mm Architrave with two labours; plugged	69	LM		
G	25mm Quadrant	69	LM		
H	Rubber door stop fixed to concrete floor or masonry walling with and including 38mm diameter rawl bolt	12	NO		
	<u>Supply and fix the following ironmongery with screws to match (Reference is to "UNION" Catalogue or other equal and approved)</u>				
J	100mm Brass butt hinges	18	PRS		
K	2 - Lever mortice lock complete with lever handle furniture	12	NO		
L	Aluminium coat and hat hook	12	NO		
	Total Carried to collection				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>ROOF CONSTRUCTION,COVERING AND RAINWATER GOODS</u>				
	<u>Roof Construction</u>				
	<u>In structural timber</u>				
	<u>Double-pitch truss:spanning clear 6240mm; including hoisting and fixing in position approx.3000mm above existing ground floor including necessary jointing (Truss T1)</u>				
A	100 x 50mm Rafter	59	LM		
B	100 x50mm Tiebeam	50	LM		
C	75 x 50mm struts/ties	65	LM		
D	100 x 50mm kingpost	10	LM		
E	75 x50mm purlins	150	LM		
	<u>In structural timber :(Associated with Truss T1)</u>				
F	100 x 50mm Intermediate rafter	52	LM		
	<u>Structural timber:sawn cypress:pressure impregnated as described</u>				
G	150 x 50mm Wall plate secured with and including 12mm diameter mild steel anchor bolt 300mm long @900mm centres cast in concrete ring beam	21	LM		
	<u>Roof Covering</u>				
	<u>Pre-painted galvanized box-profiled LT5 sheet roofing fixed approximately 3,000mm Above the existing ground level with and including 100mm long galvanized roofing nails on timber-purlins (m.s) with side and end laps;as per the manufacturers printed instructions.</u>				
H	30 Gauge roof covering sloping not exceeding 45 degrees from horizontal including all necessary fixtures.	70	SM		
I	Ditto; ridge cap	11	LM		
	<u>Wrot cypress treated with approved preservative</u>				
J	200 x 25mm fascia/ barge board fixed to ends of rafters (m.s)	36	LM		
TOTAL FOR ROOF CONSTRUCTION AND ROOF COVERING - CARRIED TO GRAND SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>RAIN WATER GOODS</u>				
	<u>Down pipe</u>				
A	100mm Diameter galvanised iron down pipe; gauge 24; fixed to wall with and including holder bats @ 1000mm centres	36	LM		
B	Extra over down pipe; gauge 24; for swan neck; 1200mm long	4	NO		
C	Extra over down pipe; gauge 24; for horse shoe; 300mm long	4	NO		
	<u>Painting</u>				
	<u>Prepare surfaces; apply three coats; gloss oil paint to:-</u>				
D	Surfaces of large pipes	4	SM		
TOTAL FOR RAIN WATER GOODS - CARRIED TO SUMMARY					
	<u>COLLECTION</u>				
	Brought Forward From Page ADM/CRM/11				
	Brought Forward From Page ADM/CRM/12				
TOTAL FOR ROOFING - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>FLOOR FINISHES</u>				
	<u>Floor Finishes</u>				
	<u>In situ cement and sand (1:4) screed</u>				
A	32mm Thick finished with a wood float to receive ceramic tiles(m.s.)	155	SM		
	<u>Approved coloured non-slip floor tiles</u>				
B	8mm Thick in floors	155	SM		
C	8 x 150mm High skirting tile	153	LM		
TOTAL FOR FLOOR FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>INTERNAL WALL FINISHES</u>				
	<u>Wall Finishes</u>				
	<u>Gauged cement, lime and sand (1:2:9) in two coats plaster steel smooth trowelled to finish</u>				
A	12mm thick to walls and natural stone surfaces internally	424	SM		
B	Ditto to door reveals (100 -200mm)	81	LM		
C	Ditto to window jambs ditto	67	LM		
	<u>Cement and sand (1:4) screed</u>				
D	12mm Thick backing finished with a wood float to receive wall tiles(m.s); internally	56	SM		
	<u>Approved coloured glazed wall tiles</u>				
E	250 x 300 x 6mm Thick on backing (m.s) to walls	56	SM		
F	Ditto; extra for rounded edge	31	LM		
	<u>Prepare and apply 3 coats emulsion paint to:-</u>				
G	Plastered surfaces internally	424	SM		
H	Ditto to door reveals (100 -200mm)	81	LM		
J	Ditto to window jambs ditto	67	LM		
TOTAL FOR INTERNAL WALL FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>EXTERNAL FINISHES</u>				
	<u>Cement and sand (1:4) render</u>				
A	15mm Thick (Walls, Columns and Beams)	78	SM		
	<u>Prepare and apply 3 coats emulsion paint to:-</u>				
B	Rendered surfaces (Walls, Columns and Beams)	78	SM		
TOTAL FOR EXTERNAL FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>INTERNAL CEILING FINISHES</u>				
	<u>Ceiling Finishes</u>				
	<u>Plaster; 12mm thick cement, lime Putty and sand; steel trowelled; on masonry or concrete to:-</u>				
A	Soffits of suspended slab	120	SM		
	<u>Prepare surfaces; apply three coats "Crown Solo" vinyl emulsion paint or other equal and approved; on steel trowelled plaster:-</u>				
B	Soffits of suspended slab	120	SM		
	<u>Branding</u>				
C	50 x 50mm wrot cypress branding	164	LM		
D	Ditto plugged	65	LM		
	<u>Cornice</u>				
E	100 x 25mm curved softwood timber cornice fixed on to wall finish including painting All to Architects approval	65	LM		
	<u>Chipboard Ceiling</u>				
F	12mm thick v-jointed chipboard ceiling on branding m.s	35	SM		
	<u>Knot prime and stop and prepare and apply 3 coats polyurethane clear lacquer or pther equal and approved on timber surfaces</u>				
G	General timber surfaces ceiling internally	35	SM		
TOTAL FOR CEILING FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>STAIRCASES FINISHES</u>				
	<u>Stairs Finishes</u>				
	<u>Screed; Cement and sand (1:4) screed backing; wood floated; to receive ceramic tiles (m.s)</u>				
A	32mm Thick; to 300mm wide treads	49	LM		
B	32mm Thick; to 150mm high risers	49	LM		
C	32mm Thick; to landings	12	SM		
	<u>Approved coloured non-slip floor tiles</u>				
D	32mm Thick; to 300mm wide treads	49	LM		
E	32mm Thick; to 150mm high risers	49	LM		
F	32mm Thick; to landings	6	SM		
G	Extra over for 3No. Non-slip grooves to steps	49	LM		
	<u>Plaster; 9mm thick first coat of cement, lime Putty and sand (1:2:9); 4mm thick second coat of lime Putty and sand (1:1:6); steel trowelled; to:-</u>				
H	Sloping soffits of staircases and strings	25	SM		
J	Soffits of landings	6	SM		
	<u>Prepare surfaces; apply three coats approved plastic emulsion paint or other equal and approved to:-</u>				
K	Sloping soffits of staircases and strings	25	SM		
L	Soffits of landings	6	SM		
TOTAL FOR STAIRCASES FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
A	<p><u>THE FOLLOWING IN BALUSTRADING TO STAIRS AND LANDINGS</u></p> <p><u>Mild Steel</u></p> <p>900mm High; Stairs and landing railing; comprising 50 x 10mm flats' balusters @ 1000mm centres; 10mm diameter tube middle rails @ 156mm centres and ex. 100 x 50mm moulded wrot mahogany hand rail screwed to flat; include for all welding to pattern, grinding, priming and painting with gloss paint; as before; all to Architect's details</p>	32	LM		
TOTAL FOR BALUSTRADING TO STAIRS AND LANDINGS - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>SUMMARY OF FINISHES</u>				
1.	FLOOR FINISHES				
2.	INTERNAL WALL FINISHES				
3.	EXTERNAL FINISHES				
4.	CEILING FINISHES				
5.	STAIRCASE FINISHES				
6.	BALUSTRADING TO STAIRS AND LANDINGS				
TOTAL FOR FINISHES - CARRIED TO MAIN SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>MAIN SUMMARY - WORK TO GROUND FLOOR</u>				
2.	WALLING				
3.	DOORS				
4.	WINDOWS				
5.	ROOFING				
6	FINISHES				
TOTAL FOR WORK TO GROUND FLOOR - CARRIED TO MAIN SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>PRIME COST AND PROVISIONAL SUMS</u>				
	<u>PRIME COST SUMS</u>				
	<u>ELECTRICAL INSTALLATION</u>				
A	Provide a Prime Cost Sum of Kenya Shillings; One Hundred and Fifty Thousand (Kshs. 150,000.00) Only; for Electrical Installation Works			SUM	150,000.00
	<u>MECHANICAL INSTALLATION</u>				
B	Provide a Prime Cost Sum of Kenya Shillings; One Hundred Thousand (Kshs. 100,000.00) Only; for Mechanical Installation Works			SUM	100,000.00
	TOTAL FOR PRIME COST & PROVISIONAL SUMS - CARRIED TO MAIN SUMMARY				250,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>MAIN SUMMARY - WORK TO GROUND FLOOR</u>				
1.	BUILDER'S WORKS				
2.	PRIME COST & PROVISIONAL SUMS				250,000.00
TOTAL FOR WORK TO GROUND FLOOR - CARRIED TO GRAND SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>REINFORCED CONCRETE FRAME</u>				
	<u>Sawn formwork as described to:</u>				
A	Sides and soffites; beams and/or lintols	125	SM		
B	Columns vertical sides	90	SM		
	<u>T - Bar Reinforcement</u>				
	<u>High yield sqiare twisted bars to B.S 4461 In Structural concrete</u>				
C	Assorted bars	2106	KG		
	<u>Vibrated reinforced insitu concrete class 20/20 with a minimum crushing strength of 20Nmm at 28days</u>				
F	Slabs beams ,beams and or lintols	12	CM		
G	Columns	6	CM		
Total Carried to collection					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<p><u>WALLING</u></p> <p><u>External Walling</u></p> <p><u>Machine dressed natural stone walling; bedded in cement and sand (1:3) mortar; with minimum crushing strength of 7.5N/mm² and reinforced with hoopiron gauge 500 in every alternate course</u></p>				
A	200mm Thick walls	104	SM		
B	Extra over walling for key pointing externally; patterns to Architect's approval	104	SM		
	<p><u>Internal walling</u></p> <p><u>Machine dressed natural stone walling; bedded in cement and sand (1:3) mortar; with minimum crushing strength of 7.5N/mm² and reinforced with hoopiron gauge 500 in every alternate course</u></p>				
C	200mm Thick walls	93	SM		
TOTAL FOR WALLING					
-CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>WINDOWS</u>				
	<u>Precast concrete trimmings finished fair on all exposed faces</u>				
A	150 x 50mm Thick window cill; to approved profile; jointed and pointed in cement and sand (1:4) mortar; weathered and throated	18	LM		
	<u>Steel Casement Windows</u>				
	<u>Supply and fix the following purpose made casement windows with standard "Z" section framing including all coupling mullions etc; and complete with bronze handles ,peg stays and other ironmongery; factory primed with red oxide primer including cutting and pinning fixing lugs to concrete or masonry work jambs; bedding in cement and sand (1:3) mortar , pointing all round frames in mastic ,easing ,oiling and adjusting opening lights on completion including integral burglar proofing bars, All to Architect's approval.</u>				
B	Window; size 2000 x 1500mm high	5	NO		
C	Window; size 2600 x 600mm high	1	NO		
D	Window; size 2000 x 600mm high	1	NO		
E	Window; size 1550 x 600mm high	1	NO		
	<u>Prepare and apply one under coat and two finishing coat gloss oil paint on metalwork</u>				
E	General surfaces of mild steel; windows (both sides)	38	SM		
	<u>Glazing</u>				
	<u>4mm Thick clear sheet glass; including fixing with tropicalized putty to:-</u>				
F	Panes; not exceeding 0.10 square metres	19	SM		
	<u>PV Vents</u>				
G	Supply and fix pairs of 200 x 200 x 25mm thick precast concrete vents (PV) set in both sides of walling with cement and sand (1:3) mortar including approved mosquito wire gauze fixed between the concrete vents.	16	PCS.		
	<u>Curtain rails</u>				
	<u>Mild steel</u>				
H	25mm Diameter x 3mm Thick High quality chrome plated twin curtain rails complete with hooks, brackets and sliding rings	36	LM		
TOTAL FOR WINDOWS - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>METAL DOORS</u>				
	<u>PV Vents</u>				
A	Supply and fix pairs of 200 x 200 x 25mm thick precast concrete vents (PV) set in both sides of walling with cement and sand (1:3) mortar including approved mosquito wire gauze fixed between the concrete vents.	18	PCS.		
	<u>Metal Doors</u>				
	<u>Fabricate, deliver and install the following purpose made steel casement doors (To Architect's Detail) to comply to B.S. 990 obtained from an approved Manufacturer, primed with red oxide primer before delivery to site complete with hinges, handles and catches</u>				
B	Door; overall size 1500 x 2400mm high	1	NO		
	<u>Prepare and apply two undercoats and one finishing coat gloss oil paint</u>				
C	General surfaces; Steel casement doors; externally	7	SM		
	Total Carried to collection				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>DOORS</u>				
	<u>The Following to/in Internal Doors</u>				
	<u>Frames and Finishings</u>				
	<u>Wrot Prime Grade Cypress</u>				
A	100 x 50mm Frame with two labours; plugged	46	LM		
B	50 x 25mm Architrave with two labours; plugged	46	LM		
C	25mm Quadrant	46	LM		
	<u>Flush doors</u>				
	<u>45mm Thick Semi-solid cored flush door; to B.S. 459, Part 2; faced on both sides with 6mm and hardwood lipped on all edges</u>				
C	Door overall size 1200 x 2400mm	2	NO		
D	Door overall size 900 x 2400mm	4	NO		
E	Door overall size 800 x 2400mm	2	NO		
	<u>Supply and fix the following ironmongery with screws to match (Reference is to "UNION" Catalogue or other equal and approved)</u>				
G	100mm Brass butt hinges	12	PRS		
H	2 - Lever mortice lock complete with lever handle furniture	8	NO		
J	Rubber door stop fixed to concrete floor or masonry walling with and including 38mm diameter rawl bolt	8	NO		
	<u>Painting</u>				
	<u>Aluminium or other equal and approved wood primer</u>				
K	Back of wood surface 100 - 200mm girth	46	LM		
	<u>Knot prime stop and prepare and apply three coats of clear polyurethane varnish; on wood work</u>				
L	General surface; timber doors	38	SM		
M	Ditto; surfaces 100 - 200mm girth	46	LM		
N	Ditto; surfaces not exceeding 100mm girth	92	LM		
	Total Carried to collection				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>ROOF CONSTRUCTION,COVERING AND RAINWATER GOODS</u>				
	<u>Roof Construction</u>				
	<u>In structural timber</u>				
	<u>Double-pitch truss:spanning clear 10,880mm; including hoisting and fixing in position approx.6000mm above existing ground floor including necessary jointing (Truss T1)</u>				
A	100 x 50mm Rafter	137	LM		
B	100 x50mm Tiebeam	120	LM		
C	75 x 50mm struts/ties	156	LM		
D	100 x 50mm kingpost	25	LM		
E	75 x50mm purlins	339	LM		
	<u>In structural timber :(Associated with Truss T1)</u>				
F	100 x 50mm Intermediate rafter	124	LM		
	<u>Structural timber:sawn cypress:pressure impregnated as described</u>				
G	150 x 50mm Wall plate secured with and including 12mm diameter mild steel anchor bolt 300mm long @900mm centres cast in concrete ring beam	54	LM		
	<u>Roof Covering</u>				
	<u>Pre-painted galvanized box-profiled LT5 sheet roofing fixed approximately 12,000mm Above the existing ground level with and including 100mm long galvanized roofing nails on timber-purlins (m.s) with side and end laps;as per the manufacturers printed instructions.</u>				
H	30 Gauge roof covering sloping not exceeding 45 degrees from horizontal including all necessary fixtures.	177	SM		
I	Ditto; ridge cap	15	LM		
	<u>Wrot cypress treated with approved preservative</u>				
J	200 x 25mm fascia/ barge board fixed to ends of rafters (m.s)	54	LM		
TOTAL FOR ROOF CONSTRUCTION AND ROOF COVERING - CARRIED TO GRAND SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>RAIN WATER GOODS</u>				
	<u>Down pipe</u>				
A	100mm Diameter galvanised iron down pipe; gauge 24; fixed to wall with and including holder bats @ 1000mm centres	54	LM		
B	Extra over down pipe; gauge 24; for swan neck; 1200mm long	16	NO		
C	Extra over down pipe; gauge 24; for horse shoe; 300mm long	16	NO		
	<u>Painting</u>				
	<u>Prepare surfaces; apply three coats; gloss oil paint to:-</u>				
D	Surfaces of large pipes	17	SM		
TOTAL FOR RAIN WATER GOODS - CARRIED TO SUMMARY					
	<u>COLLECTION</u>				
	Brought Forward From Page ADM/CRM/66				
	Brought Forward From Page ADM/CRM/67				
TOTAL FOR ROOFING - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>INTERNAL WALL FINISHES</u>				
	<u>Wall Finishes</u>				
	<u>Gauged cement, lime and sand (1:2:9) in two coats plaster steel smooth trowelled to finish</u>				
A	12mm thick to walls and natural stone surfaces internally	294	SM		
B	Ditto to door reveals (100 -200mm)	53	LM		
C	Ditto to window jambs ditto	51	LM		
	<u>Cement and sand (1:4) screed</u>				
D	12mm Thick backing finished with a wood float to receive wall tiles(m.s); internally	14	SM		
	<u>Approved coloured glazed wall tiles</u>				
E**	250 x 300 x 6mm Thick on backing (m.s) to walls	14	SM		
F**	Ditto; extra for rounded edge	8	LM		
	<u>Prepare and apply 3 coats emulsion paint to:-</u>				
G	Plastered surfaces internally	294	SM		
H	Ditto to door reveals (100 -200mm)	53	LM		
J	Ditto to window jambs ditto	51	LM		
TOTAL FOR INTERNAL WALL FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>EXTERNAL FINISHES</u>				
	<u>Cement and sand (1:4) render</u>				
A	15mm Thick (Walls, Columns and Beams)	64	SM		
	<u>Prepare and apply 3 coats emulsion paint to:-</u>				
B	Rendered surfaces (Walls, Columns and Beams)	64	SM		
TOTAL FOR EXTERNAL FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>FLOOR FINISHES</u>				
	<u>Floor Finishes</u>				
	<u>In situ cement and sand (1:4) screed</u>				
A	32mm Thick finished with a wood float to receive ceramic tiles(m.s.)	115	SM		
	<u>Approved coloured non-slip floor tiles</u>				
B	8mm Thick in floors	115	SM		
C	8 x 150mm High skirting tile	105	LM		
TOTAL FOR FLOOR FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>INTERNAL CEILING FINISHES</u>				
	<u>Ceiling Finishes</u>				
	<u>Branding</u>				
A	50 x 50mm wrot cypress branding	488	LM		
B	Ditto plugged	119	LM		
	<u>Cornice</u>				
C	100 x 25mm curved softwood timber cornice fixed on to wall finish including painting All to Architects approval	119	LM		
	<u>Chipboard Ceiling</u>				
D	12mm thick v-jointed chipboard ceiling on branding m.s	115	SM		
	<u>Knot prime and stop and prepare and apply 3 coats polyurethane clear lacquer or pther equal and approved on timber surfaces</u>				
E	General timber surfaces ceiling internally	115	SM		
TOTAL FOR CEILING FINISHES - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
A	<p><u>BALUSTRADING</u></p> <p><u>THE FOLLOWING IN BALUSTRADING TO BALCONIES</u></p> <p><u>The Following in Balustrading to Balconies</u></p> <p><u>Mild Steel</u></p> <p>1200mm High Balcony railing; comprising 50 x 10mm flats' balusters @ 1000mm centres; 10mm diameter tube middle rails @ 156mm centres and ex. 100 x 50mm moulded wrot mahogany hand rail screwed to flat; include for all welding to pattern, grinding, priming and painting with gloss paint; as before; all to Architect's details</p>	8	LM		
TOTAL FOR BALUSTRADING - CARRIED TO SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>SUMMARY OF FINISHES</u>				
1.	INTERNAL WALL FINISHES				
2.	CEILING FINISHES				
3.	FLOOR FINISHES				
4.	EXTERNAL FINISHES				
5.	BALUSTRADING				
TOTAL FOR FINISHES - CARRIED TO MAIN SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>SUMMARY - WORK TO FIRST FLOOR AND ROOF</u>				
2.	R.C. SUPERSTRUCTURE (FRAME)				
3.	WALLING				
4.	WINDOWS				
5.	DOORS				
6.	ROOFING				
7.	FINISHES				
TOTAL FOR WORK TO FIRST FLOOR AND ROOF - CARRIED TO GRAND SUMMARY					

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>PRIME COST AND PROVISIONAL SUMS</u>				
	<u>MECHANICAL INSTALLATION</u>				
A	Provide a Prime Cost Sum of Kenya Shillings; Two Hundred Thousand (Kshs. 200,000.00) Only; for Mechanical Installation Works			SUM	200,000.00
	<u>ELECTRICAL INSTALLATION</u>				
B	Provide a Prime Cost Sum of Kenya Shillings; One Hundred and Fifty Thousand (Kshs. 150,000.00) Only; for Electrical Installation Works			SUM	150,000.00
	TOTAL FOR PRIME COST & PROVISIONAL SUMS - CARRIED TO MAIN SUMMARY				350,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (KSHS)
	<u>MAIN SUMMARY - WORK TO FIRST FLOOR</u>				
1.	BUILDER'S WORKS				
2.	PRIME COST & PROVISIONAL SUMS				350,000.00
TOTAL FOR WORK TO FIRST FLOOR - CARRIED TO GRAND SUMMARY					

ITEM	DESCRIPTION	UNIT	AMOUNT (KSHS)
	<u>PRIME COST AND PROVISIONAL SUMS</u>		
	<u>BIO-DIGESTER INSTALLATION</u>		
A	Allow a Provisional Sum of Kenya Shillings; Three Hundred Thousand (Kshs. 300,000.00) Only; for the construction of Bio-Digester	SUM	300,000.00
	<u>PROVISIONAL SUMS</u>		
B	Allow a Provisional Sum Kenya Shillings; One Hundred and Fifty Thousand (Kshs.150,000.00) Only; for Project Management Expenses	SUM	150,000.00
C	Allow a Provisional Sum Kenya Shillings; One Hundred and Fifty Thousand (Kshs. 150,000.00) Only; for Contingencies	SUM	150,000.00
D	Allow a Provisional Sum Kenya Shillings; Three Hundred Thousand (Kshs.300,000.00) Only; for PMC Expenses	SUM	300,000.00
E	Allow a Provisional Sum Kenya Shillings; Twenty Five Thousand (Kshs.25,000.00) Only; for Project branding	SUM	25,000.00
TOTAL FOR PRIME COST & PROVISIONAL SUMS - CARRIED TO GRAND SUMMARY			925,000.00

ITEM	DESCRIPTION	FOR OFFICIAL USE ONLY AMOUNT (KSHS)	FOR CONTRACTOR'S USE ONLY AMOUNT (KSHS)
	<u>GRAND SUMMARY</u>		
2.	WORK TO GROUND FLOOR		
3.	WORK TO FIRST FLOOR AND ROOF		
4.	PRIME COST & PROVISIONAL SUMS	925,000.00	
	SUB-TOTAL 1(BUILDING WORKS)	925,000.00	
	<u>ADD V.A.T @ 16%</u>	148,000.00	
	GRAND TOTAL	1,073,000.00	