

PROPOSED SOCIAL HOUSING - TYPOLOGY 2

STUDIO UNITS

ARCHITECTS

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

QUANTITY SURVEYORS

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

JULY 2024

COST SUMMARY

PROJECT DETAILS

Project Proposed Social Housing - Typology 2
 Location Nairobi - Kenya
 Area (GBA) 2,589m²

OVERALL COST/M² (GBA) KES 27,157

A	Building Works	Area (m ²)	No of Units	Total Area (m ²)	Cost Per Unit	Total KES	Cost/m ² - KES	% of Final Cost
A.1	Studio Units	18	110	2,004	513,180.05	56,449,805.47	28,166.00	80.3%
A.2	Circulation Space	117	5	585	580,440.00	2,902,200.00	4,960.00	4.1%
A.3	Roof	502	1	502	3,052,149.28	3,052,149.28	6,080.00	4.3%
Total for Units				2,589		62,404,154.75	24,100.78	88.75%
B	Construction - External Works	Area (m ²)	No of Units	Total Area (m ²)	Cost Per Unit	Total KES	Cost/m ² - KES	% of Final Cost
B.1	Roads and Pavings (Including courtyard) - Compaction of Earth Only					300,000.00	115.86	0.4%
B.2	Landscaping - 180 Sm					Omitted	Omitted	Omitted
B.3	Stormwater Drainage					250,000.00	96.55	0.4%
B.4	Foulwater Drainage					200,000.00	77.24	0.3%
B.5	Boundary Wall					1,955,462.68	755.21	2.8%
Sub-total						2,705,462.68	1,044.86	3.85%
C	Preliminaries & Contingency	Area (m ²)	No of Units	Total Area (m ²)	Cost Per Unit	Total KES	Cost/m ² - KES	% of Final Cost
C.1	Preliminaries @ 5%					3,255,481.00	1,257.28	4.6%
C.2	Contingencies Sum @ 3%					1,953,289.00	754.37	2.8%
Sub-total						5,208,770.00	2,011.65	7.41%
D	TOTAL PROJECT ESTIMATE					70,318,388.00	27,158.00	100.00%

STUDIO UNITS

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>SUB STRUCTURES</u>				
1.1	<u>Excavations</u>				
1.11	Mattocks	15	No	1,500	22,500.00
1.12	Spades	15	No	1,200	18,000.00
1.13	Unskilled Labourers	134	No	700	93,800.00
1.2	<u>Concrete Works to Foundation & Slab - Class 25</u>				
1.21	Cement in 50kg bags	848	Bags	850	720,800.00
1.22	Sand	75	Ton	2,200	165,000.00
1.23	Ballast	114	Ton	2,200	250,800.00
1.24	Water in 20 litres	172	No	20	3,433.05
1.25	Mixer Hire	2	No	2,500	5,000.00
1.26	Vibrator	12	No	500	6,000.00
1.27	Wheel Barrows	6	No	2,000	12,000.00
1.28	Unskilled Labour	32	No	700	22,400.00
1.29	Skilled Labourer	18	No	1,200	21,600.00
1.3	Mixer Operator	4	No	1,500	6,000.00
1.3	<u>Formwork</u>				
1.31	6 x 2 sawn cypress	2,457	Ft	25	61,425.00
1.32	Marine Ply	5	No	4,500	22,500.00
1.32	6" Nails	40	Kgs	220	8,800.00
1.33	Round Poles 2.4m	20	No	300	6,000.00
1.34	Skilled Labourers	9	No	700	6,300.00
1.35	Unskilled Labourers	9	No	1,200	10,800.00
1.4	<u>Reinforcement</u>				
1.41	BRC A142	519	Sm	400	207,600.00
1.42	Assorted Bars	3,440	Kgs	146	502,240.00
1.5	<u>Foundation Walling</u>				
1.51	Rough Stones	6,475	No	50	323,750.00
1.52	Cement	103	No	850	87,690.15
1.53	Sand	23	Ton	2,200	50,370.32
1.54	Hoop Iron	29	Roll	2,500	72,500.00
1.55	Water in 20 Litres	125	No	20	2,500.00
1.56	Unskilled Labour	52	No	700	36,400.00
1.57	Skilled Labourer	52	No	1,200	62,400.00
<i>Carried to Collection</i>					2,808,608.52
	<i>Brought Forward</i>				2,808,608.52
1.6	<u>Filling Works</u>				
1.61	Hardcore	214	Tons	1,500	321,000.00
1.62	Murram	306	Tons	1,500	459,000.00
1.63	Unskilled Labour	20	No	700	14,000.00
1.64	Gladiator/ Dragnet	8	Litres	400	3,200.00
1.65	DPM	519	Sm	250	129,750.00

STUDIO UNITS

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WALLING					54,130.10
3	<u>SUPER STRUCTURE CONCRETE</u>				
3.1	<u>Concrete Works - Class 25</u>				
3.11	Cement in 50kg bags	635	Bags	850	539,750.00
3.12	Sand	53	Ton	2,200	116,600.00
3.13	Ballast	81	Ton	2,200	178,200.00
3.14	Water in 20 litres	124	No	20	2,480.00
3.15	Mixer Hire	3	No	2,500	7,500.00
3.16	Vibrator	6	No	500	3,000.00
3.17	Unskilled Labour	25	No	700	17,500.00
3.18	Skilled Labourer	13	No	1,200	15,000.00
3.2	<u>Formwork</u>				
3.21	6" Nails	200	Kgs	220	44,000.00
3.22	1000 x 600mm Trappers	835	No	300	250,500.00
3.23	Round Poles	1,242	No	200	248,400.00
3.24	Skilled Labourers	30	No	700	21,000.00
3.25	Unskilled Labourers	30	No	1,200	36,000.00
3.26	Oil	26	Ltrs	195	5,070.00
3.3	<u>Reinforcement</u>				
3.31	Assorted bars	8,322	Kgs	146	1,215,012.00
3.32	Binding Wire	5	Rolls	3,450	17,250.00
3.33	Unskilled Labour	15	No	700	10,500.00
3.34	Skilled Labourer	20	No	1,200	24,000.00
3.35	Supervisor	3	No	2,500	7,500.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	TOTAL FOR SUPERSTRUCTURE CONCRETE				2,759,262.00
	TOTAL AREA				400.73
	UNIT AREA				18.04
	COST OF SUPER STRUCTURE				124,216.02
4	<u>WINDOWS</u>				
	<u>Windows</u>				
4.1	<u>Supply of Windows</u>				
4.11	Window size 900 x 1800mm high overall	1	No	8,910	8,910.00
4.12	Window size 600 x 900mm high overall	2	No	2,970	5,940.00
4.13	Installation Labour		Item		6,800.00
4.14	5mm thick clear glass	30	Sf	180	5,400.00
4.15	5mm thick obscure glass	6	Sf	200	1,200.00
4.16	Putty	10	Kgs	150	1,500.00
4.17	Oil/ Paraffin	3	Ltrs	200	600.00
4.18	Curtain Rods	3	Lm	1,300	3,900.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR WINDOWS					34,250.00
5	<u>DOORS</u>				
	<u>Mild Steel Doors</u>				
0.1	<u>Flush Doors</u>				
0.11	900 x 2050mm high doors	0	No	10,500	-
0.12	800 x 2050mm high doors	1	No	6,500	6,500.00
0.13	100 x 50mm door frames	16	Ft	100	1,620.00
0.14	Architraves	16	Ft	45	729.00
0.15	Quadrants	16	Ft	25	405.00
0.16	Foam Filler	2	No	1,000	2,000.00
0.17	Hinges	2	Prs	350	700.00
0.18	Locks	1	No	800	800.00
0.19	Screws	4	Pkt	500	2,000.00
0.2	Unskilled Labour	3	No	700	2,100.00
0.21	Skilled Labourer	3	No	1,500	4,500.00
5.1	<u>Supply of Doors</u>				
5.11	Door size 900 x 2100mm high overall	1	No	12,285	12,285.00
5.12	Installation Labour		Item		3,780.00
5.13	5mm thick clear glass	6	Sf	180	1,080.00
5.2	<u>Painting</u>				
5.21	Body Primer	1	Ltrs	700	700.00
5.22	Gloss Oil Paint 4 Litres	2	No	2,800	5,600.00
5.23	Thinner	2	Ltrs	200	400.00
5.24	Brush 2"	2	No	200	400.00
5.25	Unskilled Labour	3	No	700	2,100.00
5.26	Skilled Labourer	3	No	1,200	3,600.00
5.27	Filler	2	Bkts	2,400	4,800.00
TOTAL FOR DOORS					56,099.00
6	<u>FINISHES</u>				
6.1	<u>Floor Finishes</u>				
6.01	<u>Floor</u>				
	Cement 50kgs bag	6	Bags	850	5,100.00
	Sand	1	Tons	2,200	2,200.00
	Water - 20 Litres	1	No	20	20.00
	Red Oxide - kg	5	Pkt	350	1,750.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
	Labour - Includes Skirtings	18	Sm	150	2,709.00
6.02	<u>Floor Tiles</u>				
	330 x 250mm Ceramic Tiles	2	Boxes	1,150	2,300.00
	Spacers	1	Pkts	300	300.00
	Adhesives - 25kgs	1	Bags	550	550.00
	Grout	1	Pkts	300	300.00
	Labour	3	Sm	300	900.00
TOTAL FOR FLOOR FINISHES					16,129.00
6.2	<u>Internal Wall Finishes</u>				
6.21	<u>Wall Plaster</u>				
6.22	Cement 50kgs bag	8	Bags	850	6,800.00
6.23	Sand	2	Tons	2,200	4,400.00
6.24	Lime	1	Tons	700	700.00
6.25	Water - 20 Litres	6	Ltrs	20	120.00
6.26	Labour	58	Sm	130	7,540.00
6.27	Labour - Key	19	Sm	150	2,850.00
6.31	<u>Wall Tiles</u>				
6.32	330 x 250mm Ceramic Tiles	1	Boxes	1,150	1,150.00
6.33	Spacers	1	Pkts	300	300.00
6.34	Adhesives - 25kgs	1	Bags	550	550.00
6.35	Grout	1	Pkts	300	300.00
6.36	Labour	2	Sm	300	600.00
6.41	<u>Wall Painting</u>				
6.42	Undercoat 4 Litre	3	Bkts	1,800	5,400.00
6.43	Silk Vinyl 4 Litre	3	Bkts	4,800	14,400.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
6.44	Sandpaper P100	1	Roll	2,400	1,200.00
6.45	Roller Brush	1	No	350	350.00
6.46	4" Brush	1	No	200	200.00
6.47	Masking Tapes	3	Pcs	50	150.00
6.48	Labour	57	Sm	100	5,700.00
TOTAL FOR INTERNAL WALL FINISHES					52,710.00
6.3	<u>External Wall Finishes</u>				
6.31	<u>Wall Plaster</u>				
6.32	Cement 50kgs bag	50	Bags	850	42,500.00
6.33	Sand	10	Tons	2,200	22,000.00
6.34	Lime	1	Tons	700	700.00
6.35	Water - 20 Litres	12	Ltrs	20	240.00
6.36	Labour	173	Sm	130	22,490.00
6.37	Labour - Key	292	Sm	150	43,800.00
6.41	<u>External Paint</u>				
6.42	Undercoat 20 Litre	2	Bkts	4,800	9,600.00
6.43	Weather Guard Emulsion 20 Litre	2	Bkts	16,500	33,000.00
6.44	Roller Brush	6	No	350	2,100.00
6.45	4" Brush	6	No	200	1,200.00
6.46	Labour	173	Sm	300	51,900.00
6.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR EXTERNAL WALL FINISHES					511,410.00
	TOTAL AREA				400.73
	STUDIO AREA				18.04
TOTAL FOR EXTERNAL WALL FINISHES					23,022.57
7	JOINERY FIXTURES				
	<u>Countertops to Kitchens</u>				
7.1	Concrete Works - Class 15				
7.11	Cement in 50kg bags	1	Bags	850	850.00
7.12	Sand	1	Ton	2,200	2,200.00
7.13	Ballast	1	Ton	2,200	2,200.00
7.14	Water in 20 litres	1	No	20	20.00
7.15	Unskilled Labour	1	No	700	700.00
7.16	Skilled Labourer	1	No	1,200	1,200.00
7.2	Formwork				
7.21	6" Nails	4	Kgs	220	880.00
7.22	Skilled Labourers	1	No	700	700.00
7.23	Unskilled Labourers	1	No	1,200	1,200.00
7.3	Reinforcement				
7.31	BRC Meshwork A192	2	Sm	250	500.00
7.32	Unskilled Labour	1	No	700	700.00
7.33	Skilled Labourer	1	No	1,200	1,200.00
7.25	Worktop Finishes				
7.26	Cement 50kgs bag	1	Bags	750	750.00
7.27	Sand	1	Tons	2,200	2,200.00
7.28	Water - 20 Litres	2	Ltrs	20	40.00
7.29	Red Oxide - kg	1	Pkt	350	350.00
7.3	Labour - Includes Skirtings	2	Sm	150	300.00
TOTAL FOR JOINERY					15,990.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
8	PLUMBING INSTALLATIONS				
8.1	<u>Sanitary Fittings</u>				
8.11	Water Closet	1	No	13,000	13,000.00
8.12	Wash Hand Basins with taps	1	No	4,000	4,000.00
8.13	Showers	1	No	4,500	4,500.00
8.14	Kitchen sinks & Tap	1	No	12,000	12,000.00
8.15	Allow For Piping	1	Item	15,000	15,000.00
8.16	Labour	1	Sum	9,500	9,500.00
TOTAL FOR PLUMBING INSTALLATIONS					58,000.00
	<u>SUMMARY</u>		Page		
1	SUB STRUCTURES		F1/2		33,633.36
2	WALLING		F1/3		54,130.10
3	SUPER STRUCTURE CONCRETE		F1/4		124,216.02
4	WINDOWS		F1/5		34,250.00
5	DOORS		F1/6		56,099.00

STUDIO UNITS

ROOF FLOOR

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
1	<u>Super Structure Walling</u>				
1.1	9" Machine Cut Blocks	2,384	No	50	119,200.00
1.2	6" Machine Cut Blocks	0	No	47	-
1.3	4" Machine Cut Blocks	113	No	45	5,085.00
1.2	Cement	39	No	850	32,991.53
1.3	Sand	9	Ton	2,200	18,950.75
1.4	Hoop Iron	10	Roll	2,800	28,000.00
1.5	Water in 20 Litres	10	No	20	200.00
1.6	Unskilled Labour	17	No	700	11,900.00
1.7	Skilled Labourer	17	No	1,200	20,400.00
TOTAL FOR WALLING					236,727.28
2	<u>SUPER STRUCTURE CONCRETE</u>				
2.1	<u>Concrete Works - Class 25</u>				
2.11	Cement in 50kg bags	117	Bags	850	99,450.00
2.12	Sand	10	Ton	2,200	22,000.00
2.13	Ballast	15	Ton	2,200	33,000.00
2.14	Water in 20 litres	23	No	20	460.00
2.15	Mixer Hire	1	No	2,500	2,500.00
2.16	Vibrator	2	No	500	1,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
2.17	Unskilled Labour	8	No	700	5,600.00
2.18	Skilled Labourer	4	No	1,200	4,800.00
2.2	<u>Formwork</u>				
2.21	6" Nails	50	Kgs	220	11,000.00
2.22	1000 x 600mm Trappers	172	No	300	51,600.00
2.23	Round Poles	300	No	200	60,000.00
2.24	Skilled Labourers	10	No	700	7,000.00
2.25	Unskilled Labourers	10	No	1,200	12,000.00
2.26	Oil	5	Ltrs	195	975.00
2.3	<u>Reinforcement</u>				
2.31	Assorted bars	1,340	Kgs	146	195,640.00
2.32	Binding Wire	5	Rolls	3,450	17,250.00
2.33	Unskilled Labour	5	No	700	3,500.00
2.34	Skilled Labourer	10	No	1,200	12,000.00
2.35	Supervisor	1	No	2,500	2,500.00
COST OF SUPER STRUCTURE					542,275.00
3	<u>WINDOWS</u>				
	<u>Windows</u>				
3.1	<u>Supply of Windows</u>				
3.11	Window size 900 x 1800mm high overall	5	No	7,290	36,450.00
3.12	Window size 600 x 900mm high overall	0	No	2,430	-
3.13	Installation Labour		Item		12,200.00
3.14	5mm thick clear glass	88	Sf	180	15,840.00
3.15	5mm thick obscure glass	0	Sf	200	-
3.16	Putty	5	Kgs	150	750.00
3.17	Oil/ Paraffin	3	Ltrs	200	600.00

ROOF

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR DOORS					20,510.00
5	<u>FINISHES</u>				
5.1	<u>Floor Finishes</u>				
5.01	<u>Floor</u>				
	Cement 50kgs bag	166	Bags	850	141,100.00
	Sand	26	Tons	2,200	57,200.00
	Water - 20 Litres	22	No	20	440.00
	Red Oxide - kg	126	Pkt	350	44,100.00
	Labour - Includes Skirtings	502	Sm	150	75,300.00
	Waterproofing	502	Sm	1,500	753,000.00
TOTAL FOR FLOOR FINISHES					1,071,140.00
5.2	<u>Internal Wall Finishes</u>				

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5.21	Wall Plaster				
5.22	Cement 50kgs bag	10	Bags	850	8,500.00
5.23	Sand	3	Tons	2,200	6,600.00
5.24	Lime	1	Tons	700	700.00
5.25	Water - 20 Litres	6	Ltrs	20	120.00
5.26	Labour	103	Sm	130	13,390.00
5.27	Labour - Key	0	Sm	150	-
5.31	Wall Painting				
5.32	Undercoat 4 Litre	4	Bkts	1,800	7,200.00
5.33	Silk Vinyl 4 Litre	4	Bkts	4,800	20,442.00
5.34	Sandpaper P100	1	Roll	2,400	1,200.00
5.35	Roller Brush	1	No	350	350.00
5.36	4" Brush	1	No	200	200.00
5.37	Masking Tapes	1	Pcs	50	50.00
5.38	Labour	103	Sm	100	10,300.00
TOTAL FOR INTERNAL WALL FINISHES					69,052.00
5.3	External Wall Finishes				
5.31	Wall Plaster				
5.32	Cement 50kgs bag	41	Bags	850	34,850.00
5.33	Sand	9	Tons	2,200	19,800.00
5.34	Lime	0	Tons	700	-
5.35	Water - 20 Litres	24	Ltrs	20	480.00
5.36	Labour	400	Sm	130	52,000.00
5.41	External Paint				

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
5.42	Undercoat 20 Litre	4	Bkts	4,800	19,200.00
5.43	Weather Guard Emulsion 20 Litre	4	Bkts	16,500	66,000.00
5.44	Roller Brush	4	No	350	1,400.00
5.45	4" Brush	4	No	200	800.00
5.46	Labour	400	Sm	300	120,000.00
5.51	<u>Concrete Louvres</u>				
	300 x 150 x 150 concrete louvre blocks	972	No	290	281,880.00
TOTAL FOR EXTERNAL WALL FINISHES					596,410.00
6	<u>BALUSTRADING</u>				
6.01	Mild Steel Balustrades to Staircases	0	Lm	5,500	-
6.02	Mild Steel Balustrades to Corridor	52	Lm	5,500	287,595.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR BALUSTRADING					287,595.00
7	HANGING LINES				
7.1	<u>Concrete Works - Class 15</u>				
7.11	50mm diameter CHS	10	Pcs	2,400	24,000.00
7.12	Anchor rods with bolts	112	Pcs	200	22,400.00
7.13	50 x 50mm angle lines	5	Pcs	1,200	6,000.00
7.14	Welding Rods	3	Ton	2,400	7,200.00
7.15	Cutting Discs	10	No	240	2,400.00
7.16	Grinding Discs	10	No	240	2,400.00
7.17	Wire strands	4	Rolls	2,500	10,000.00
7.18	Skilled Labourer	12	No	1,200	14,400.00
7.19	Unkilled Labourer	12	No	700	8,400.00
7.2	<u>Painting</u>				
7.21	Body Primer	7	Ltrs	700	4,900.00
7.22	Gloss Oil Paint 4 Litres	7	No	2,800	19,600.00
7.23	Thinner	28	Ltrs	200	5,600.00
7.24	Brush 2"	4	No	200	800.00
7.25	Unskilled Labour	5	No	700	3,500.00
7.26	Skilled Labourer	5	No	1,200	6,000.00

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
TOTAL FOR HANGING LINES					137,600.00
	<u>SUMMARY</u>		Page		
1	WALLING		F2/1		236,727.28
2	SUPER STRUCTURE CONCRETE		F2/2		542,275.00
3	WINDOWS		F2/3		65,840.00
4	DOORS		F2/4		20,510.00
5	FLOOR FINISHES		F2/5		1,071,140.00
6	INTERNAL WALL FINISHES		F2/6		69,052.00
7	EXTERNAL WALL FINISHES		F2/7		596,410.00
8	BALUSTRADING		F2/8		287,595.00
9	HANGING LINES		F2/9		137,600.00
10	ELECTRICAL INSTALLATIONS				25,000.00
	TOTAL FOR ROOF				3,052,149.28

CIRCULATION SPACE

Item	Description	Qty	Unit	Rate	Amount (Kshs.)
COMMON AREAS FINISHES					
1	<u>Staircase Finishes</u>				
1.01	Cement 50kgs bag	8	Bags	850	6,800.00
1.02	Sand	2	Tons	2,200	4,400.00
1.03	Water - 20 Litres	42	Ltrs	20	840.00
1.04	Red Oxide - kg	6	Pkt	350	2,100.00
1.05	Labour - Includes Skirtings	24	Sm	500	12,000.00
2	<u>Corridor Finishes</u>				
2.01	Cement 50kgs bag	40	Bags	850	34,000.00
2.02	Sand	7	Tons	2,200	15,400.00
2.03	Water - 20 Litres	208	Ltrs	20	4,160.00
2.04	Red Oxide - kg	30	Pkt	350	10,500.00
2.05	Labour - Includes Skirtings	120	Sm	500	60,000.00
TOTAL FOR COMMON AREA FINISHES					150,200.00
3	<u>BALUSTRADING</u>				
3.01	Mild Steel Balustrades to Staircases	17	Lm	5,500	93,500.00
3.02	Mild Steel Balustrades to Corridor	57	Lm	5,500	311,740.00

CIRCULATION SPACE