The Siver Spring Hotel Limited
Business Plan

THE SILVER
SPRING HOTEL
MERGE YOURSELF WITH LUXURY

Contents

EXECUTIVE SUMMARY

The Silver Spring Hotel Limited is a Tanzanian company engaged in Hotel Services, Accommodation and Touring Services. Its primary focus is providing quality hotel accommodation and touring services, and short-term lodging to meet the growing demand for accommodation in the region.

With a diversified business model, the company aims to deliver reliable services, support community development, and contribute to sustainable economic growth.

Services:

The Silver Spring Hotel Limited provides three core services across its diversified operations:

- **Hotel & Accommodation Services** – hotel services, short-term accommodation, restaurants, and mobile food service activities.
- **Touring Services** – Offering guided local tours and excursions to key attractions in partnership with trusted tour operators.

Mission:

To provide premium accommodation and professional tour services that exceed international standards. We aim to create memorable experiences through personalized hotel, modern comfort, and curated adventures across the Mara Region and beyond. We are committed to uplifting our community, promoting sustainable tourism, and positioning Kemambo Street, Tarime, as a preferred destination for travelers worldwide.

Vision:

To become an internationally recognized 4-star hotel and tour-service leader in the Mara Region celebrated for exceptional comfort, world-class service, and unforgettable travel experiences that connect guests to the rich culture, wildlife, and beauty of Tarime and Tanzania.

OWNERSHIP:

Based on the attached Memorandum & Articles:

- **GODFREY EMMANUEL KUBYO** – Director/shareholder Chairman.
- **EMMANUEL GODFREY KUBYO** – Director/Shareholder Member.

1. BUSINESS OBJECTIVES

The Silver Spring Hotel Limited aims to position itself as a leading multi-sector service provider in hotel & accommodation services so as touring Services. The company's objectives focus on enhancing hotel service quality, strengthening infrastructure and technology, developing skilled human resources, promoting community and public health impact, ensuring financial sustainability, and expanding its strategic presence across key economic sectors in Tanzania.

1.1 Hotel Service Objectives

The Silver Spring Hotel Limited aims to strengthen its core hotel operations by providing reliable accommodation, restaurant, and short-term lodging services that meet modern customer expectations. The company seeks to improve guest experience, expand service capacity, and increase competitiveness within the growing regional tourism and business-travel market.

- Deliver high-quality hotel accommodation, restaurant, and short-term lodging services.
- Improve customer satisfaction through modern hotel standards and professional service delivery.
- Expand hotel/ accommodation capacity by enhancing facilities, accommodation units, and food service operations.
- Promote tourism and business travel by offering competitive, reliable, and affordable accommodation solutions.

1.2 Infrastructure & Technology Objectives

To support its diverse operations, the company intends to invest in improved infrastructure and modern technology across all business units. This includes upgrading Hotel & Touring services , implementing digital systems for operations, and adopting efficient technologies that enhance productivity, quality, and environmental responsibility.

Infrastructure Objectives;

- *Develop World-Class Accommodation Facilities:*
  Create high-quality, comfortable, and modern rooms and suites that meet international 4-star standards ensuring safety, luxury, and convenience for all guests.
- *Enhance On-Site Amenities:*
  Build and maintain essential guest facilities such as a fine-dining restaurant, conference rooms, wellness center, lounge, secure parking, and landscaped outdoor spaces.

- *Support Tour Service Operations:*
  Establish a dedicated tour desk and fleet area for safari vehicles, ensuring smooth coordination of tours within the Mara Region, Serengeti, and other destinations.
- *Implement Sustainable and Eco-Friendly Infrastructure:*
  Prioritize energy-efficient lighting, water-saving systems, proper waste management, and eco-friendly construction materials to support responsible tourism.
- *Strengthen Safety and Security Systems:*
  Install modern safety systems including fire alarms, CCTV cameras, access-control doors, and trained security teams to ensure guest and staff safety.

Technology Objectives;

- *Adopt a Modern Hotel Management System (HMS / PMS):*
  Implement an advanced property management system for reservations, billing, housekeeping, and check-in/check-out to improve operational efficiency.
- *Provide High-Speed Wi-Fi Across the Hotel:*
  Ensure reliable, fast, and secure internet connectivity in all guest rooms, public areas, and offices to meet international guest expectations.
- *Introduce Online Booking & Global Visibility:*
  Deploy an online booking platform integrated with major global travel agencies (OTAs) like Booking.com, Expedia, and international tour networks for increased visibility.
- *Digitize Tour Services:*
  Use GPS-enabled tracking, digital itinerary planning tools, and online tour booking platforms to streamline safari and cultural tour operations.
- *Implement Smart Technology for Guest Comfort:*
  Install smart systems such as key-card access, energy-saving smart thermostats, digital concierge services, and in-room entertainment solutions.
- *Strengthen Cybersecurity:*
  Ensure data encryption, secure payment systems, and regular cybersecurity audits to protect guest information and business operations.
- *Use Technology for Staff Training & Performance:*
  Adopt e-learning platforms, digital training modules, and performance-tracking tools to maintain high service standards.

1.3 Human Resource & Capacity Building Objectives

The company plans to build a strong and professional workforce capable of supporting its multi-sector activities. This includes continuous staff training, skills development in hotel and technical fields, and maintaining a safe, ethical, and performance-driven workplace culture that aligns with the company's long-term growth goals.

- *Recruit a Skilled and Diverse Tanzanian Workforce:*

  Hire 90 qualified, motivated, and service-oriented Tanzanian staff across all hotel and tour-service departments to ensure cultural authenticity and strong local representation.
- *Strengthen Staff Capacity Through Continuous Training:*

  Provide regular professional development programs including hotel standards, customer care, housekeeping excellence, culinary skills, tour guiding, safety procedures, and digital systems training to build a high-performing workforce.
- *Develop Leadership and Management Talent:*

  Identify promising employees and offer leadership training, mentorship programs, and succession planning to grow future supervisors and managers from within the organization.
- *Promote Employee Welfare and Retention:*

  Implement fair compensation, health insurance, staff meals, safe working conditions, and employee wellness initiatives to increase staff satisfaction and reduce turnover.
- *Improve Service Quality Through Performance Management:*

  Create a clear performance evaluation system with targets, feedback mechanisms, and reward programs to encourage excellence and maintain international service standards.
- *Foster a Culture of Professionalism and Hotel Hospitality:*

  Promote values such as teamwork, integrity, respect, accountability, and guest satisfaction to build a strong service culture aligned with the hotel's mission and vision.
- *Encourage Local Community Employment and Empowerment:*

  Prioritize hiring from Tarime and surrounding areas, offering internships, apprenticeships, and entry-level opportunities for youth to contribute to regional economic growth.

- *Strengthen Tour-Service Expertise:*
  Train tour guides, drivers, and tour coordinators in wildlife knowledge, customer relations, safety, foreign-language skills, and responsible tourism practices.
- *Implement Technology Skills Development:*
  Equip staff with digital literacy, HMS/PMS operation skills, online booking management, and use of communication technology for efficient and modern operations.
- *Build a Strong HR Department:*
  Establish a well-structured HR office responsible for recruitment, onboarding, training, compliance, labor relations, and employee engagement to support the 90-staff workforce.

1.4 Community & Public Health Impact Objectives

The Silver Spring Hotel Limited is committed to contributing positively to community welfare through responsible operations. This includes supporting local employment, participating in educational and health-related initiatives, and ensuring that activities in construction, quarrying, and hotel uphold high standards of safety, hygiene, and environmental care.

- To support local development through job creation, training, and collaboration with community partners.
- To strengthen public health impact through hospital-related activities, food-service hygiene, and safe environmental practices.
- To participate in education-related support programs benefiting local youth and community groups.

1.5 Financial & Operational Objectives

The company aims to achieve steady financial growth by strengthening revenue streams. It prioritizes strong internal controls, cost efficiency, and prudent investment in assets that enhance operational capacity. Ensuring regulatory compliance and reducing operational risks also remain key priorities.

Financial Objectives;

- *Achieve Sustainable Revenue Growth:*
  Increase annual revenue by expanding hotel occupancy, tour-service sales, and food & beverage operations, aiming for *10–15% yearly growth* within the first five years.
- *Maintain Strong Profitability Margins:*
  Control operational costs and maximize efficiency to achieve a *minimum net profit margin of 15–20%*, aligned with 4-star hotel industry standards.
- *Strengthen Cash Flow Stability:*
  Ensure consistent cash flow by strategically managing bookings, credit terms, expenses, and seasonal fluctuations in tourism within the Mara Region.
- *Increase Market Share in the Mara & Lake Zone Region:*
  Grow brand presence and capture a significant share of the hotel and tour markets, positioning the hotel as a preferred choice for international and domestic travelers.
- *Build Financial Reserves:*
  Allocate a portion of annual profits to create a *hotel reserve fund* for future expansions, emergencies, renovations, and improvements.
- *Optimize Cost Management:*
  Implement cost-saving strategies in procurement, utilities, staffing, and technology without compromising service quality.
- *Attract and Retain High-Value Partnerships:*
  Secure profitable contracts with tour operators, corporates, NGOs, government agencies, and travel platforms to increase long-term revenue streams.

Operational Objectives;

- *Deliver Consistent 4-Star Service Standards:*
  Develop and implement service protocols, SOPs, and quality-control systems to ensure guests experience professionalism and excellence at all touchpoints.
- *Achieve High Occupancy Rates:*
  Target 75–85% occupancy during peak seasons and 60–70% during off-peak seasons through smart pricing, marketing, and global distribution channels.

- *Strengthen Tour Service Operations:*

  Offer well-organized safaris, cultural tours, airport transfers, and travel assistance with a focus on reliability, safety, and unique guest experiences.
- *Enhance Guest Satisfaction & Loyalty:*

  Maintain a guest satisfaction rating of 90%+, measured through reviews, feedback systems, and repeat bookings.
- *Implement Efficient Operational Systems:*

  Use modern hotel management software (PMS/HMS), digital check-in systems, fleet-management tools, and inventory controls to streamline daily operations.
- *Maintain High Standards of Cleanliness & Safety:*

  Ensure strict hygiene protocols, regular maintenance, fire safety compliance, and security procedures to protect both guests and staff.
- *Build a Strong Supply Chain & Procurement System:*

  Establish reliable suppliers for food, amenities, linens, fuel, and tour equipment, ensuring quality, timely delivery, and cost-effective purchasing.
- *Foster Effective Staff Utilization:*

  Ensure the 90 Tanzanian staff are well-trained, efficiently scheduled, and strategically deployed across all departments to support smooth operations.
- *Promote Environmental Sustainability:*

  Implement eco-friendly practices energy management, water conservation, waste reduction, and community-supported tourism to meet global expectations.
- *Monitor and Improve Operational Efficiency:*

  Conduct quarterly audits and operational reviews to identify gaps, streamline processes, and enhance overall hotel and tour-service performance.

1.6 Strategic Positioning & Expansion Objectives

The Silver Spring Hotel Limited aims to position itself as a leading multi-sector service provider with a long-term expansion strategy. The company plans to explore new geographic markets, form strategic partnerships, and diversify services in line with national economic opportunities particularly in tourism, infrastructure development, and natural resource support sectors.

- Position the company as a leading multi-sector service provider in Business support.
- Expand operations into new regions with high potential for tourism, infrastructure development, and resource extraction.
- Pursue long-term partnerships with government agencies, private investors, and development stakeholders.
- Continuously diversify business activities in alignment with emerging national economic opportunities.

2. OUR SERVICES

The Silver Spring Hotel Limited is committed to building a strong, diversified, and sustainable business that operates effectively across Hotel, Accommodation and Touring services. Our objectives guide the company's growth, service quality, and long-term stability.

2.1 Accommodation service

The Silver Spring Hotel Limited provides comfortable and well-appointed accommodation tailored to both local and international guests. The service includes clean, secure, and fully serviced rooms equipped with modern amenities, ensuring a welcoming environment for short- term and extended stays.

2.2 Sauna service

Our sauna service offers guests a relaxing wellness experience designed to promote detoxification, stress relief, and overall body rejuvenation. The facility is equipped with modern, hygienic sauna equipment and is managed by trained staff to ensure comfort, safety, and a premium spa-like experience.

2.3 Salon (men and women)

The hotel offers professional salon services for both men and women, including grooming, hairstyling, shaving, beauty treatments, and personal care services. Our salon is operated by skilled beauticians and barbers dedicated to delivering quality and convenience to guests seeking to refresh their appearance during their stay.

2.4 Massage service

Our massage service provides a range of therapeutic and relaxation massages aimed at relieving tension, improving circulation, and enhancing overall wellbeing. Trained therapists deliver treatments in a calm, private, and hygienic environment, ensuring a premium wellness experience for every guest.

2.5 GYM Services

The hotel's gym facility offers guests access to modern fitness equipment to support their health and wellness routines. The gym provides a clean, safe, and motivating environment where guests can exercise, maintain fitness goals, and enjoy guided assistance from trained fitness staff when needed.

2.6 Future Expansion services

1. Development of a Luxury Safari Lodge:

Establish a high-end sister property near Serengeti or another wildlife corridor in the Mara Region, offering luxury tented camps, bush dinners, and elite safari packages.

2. Expansion into Regional Tour Packages:

Introduce multi-destination tours covering;

- Serengeti National Park
- Lake Victoria islands
- Maasai cultural experiences
- Rwanda/Uganda gorilla trekking (East African circuit)
- Mount Kilimanjaro & Zanzibar add-ons

This positions the company as a full-service East African tour operator.

3. Introduction of Conference & Convention Facilities (MICE):

Build a large modern conference center to attract;

- Government meetings
- NGO events
- Corporate retreats
- International conferences

This boosts mid-week and off-season revenue.

4. Wellness, Health & Spa Resort Development:

Create a dedicated wellness center offering;

- Spa treatments
- Sauna & steam baths
- Yoga retreats
- Traditional Maasai healing experiences
- Medical tourism partnerships

This attracts premium international guests.

5. Branded Restaurant & Culinary Experiences:

Expand by opening;

- A signature restaurant showcasing Tanzanian cuisine
- A rooftop lounge
- A café brand that can be franchised across the Lake Zone

This strengthens brand visibility.

6. Expansion of Tour Fleet & Transport Services:

Grow the company's fleet to include;

- Safari vehicles
- VIP shuttles
- Airport transfers (Tarime, Mwanza, Kisumu, and Musoma)
- Luxury buses for group tours

Eventually launch a regional transportation branch.

7. Establishment of a Hotel Training Institute:

Create a training center in Tarime to develop hotel , tourism, culinary arts, and customer service skills for youth—supporting staff development and community impact.

8. Vacation & Holiday Apartment Rentals:

Expand into furnished apartments or villas for;

- Long-stay professionals
- International volunteers
- Business travelers
- Families on extended visits

This supports a diverse customer base.

9. Private Airstrip or Aviation Partnerships:

Long-term expansion may include;

- Building a small private airstrip for chartered flights
- Partnering with regional airlines for packaged fly-in safaris

This improves accessibility for high-end tourists.

10. Hotel Chain Expansion Across Tanzania:

Open additional branches in strategic cities and tourism hotspots like;

- Mwanza
- Arusha
- Dar es Salaam
- Zanzibar
- Dodoma
- Kigoma
- Moshi

This builds a nationally recognized hotel brand.

11. Eco-Lodge & Community Tourism Projects:

Partner with local communities to create eco-lodges, cultural villages, and nature trails promoting sustainable and inclusive tourism.

12. International Sales & Booking Offices:

Establish representation offices or partnerships in key global markets;

- USA
- UK
- Germany
- China
- UAE
- South Africa

This expands global reach and increases direct bookings.

3. SERVICE INTEGRATION & QUALITY MANAGEMENT

3.1 Service Integration Framework

The Silver Spring Hotel Limited integrates all core hotel and tour services into a unified operational ecosystem designed to provide a seamless and memorable guest experience. This integration ensures that:

- Accommodation, dining, tours, and guest services operate cohesively.
- Each department works with shared communication systems.
- Guest requests flow smoothly from one unit to another without service delays.
- A unified brand experience is delivered at every customer touchpoint.

Key components include;

- Centralized guest database
- Integrated Property Management System (PMS)
- Shared communication channels between hotel and tours department
- Joint staff meetings for coordination

The result is a highly efficient service model that enhances guest satisfaction and operational performance.

3.2 Integrated Accommodation & Tour Services

The hotel's unique value proposition is its combined *4-star accommodation and professional tour services* under one management. This integration includes:

1. Custom Safari Packages

Tailored itineraries combining:

- Hotel Stay
- Serengeti safari
- Lake Victoria excursions
- Cultural experiences in Tarime
- Airport/border pickups

2. Seamless Booking Experience

Guests can:

- Book rooms and safaris together
- Pay once for all services

- Receive coordinated schedules and guides
- Benefit from bundled pricing

3. Dedicated Tour Desk

A professional in-house tour desk manages:

- Itinerary planning
- Safari vehicle scheduling
- Tour guide allocations
- Guest inquiries and travel logistics

3.3 Interdepartmental Coordination

Seamless operation requires continuous coordination among:

- Front Office
- Housekeeping
- Restaurant & Kitchen
- Tours & Transport Services
- Security Department
- Finance & HR

Key systems supporting coordination:

- Daily operational briefings
- Internal communication app/group
- Shared service checklists
- Guest movement logs (arrivals, departures, transfers)

This integrated approach ensures consistency in service delivery.

3.4 Quality Management System (QMS)

The hotel adopts a comprehensive Quality Management System (QMS) aligned with international 4-star standards. The QMS focuses on:

1. Standard Operating Procedures (SOPs)

Detailed SOPs for:

- Guest check-in & check-out
- Housekeeping routines
- Room preparation
- Restaurant service
- Food safety & hygiene

- Tour guide conduct
- Vehicle maintenance

2. Staff Training & Certification

Continuous training programs cover:

- Customer service excellence
- Hotel standards
- Tour guiding certification
- Emergency response
- Safety & security
- Environmental care
- Digital tools & hotel systems

3. Customer Satisfaction Monitoring

Tools include:

- Feedback forms
- Online review monitoring
- Guest follow-up messages
- Monthly service reviews
- Analysis of complaints and compliments

4. Quality Audits

Weekly and monthly quality audits evaluate:

- Room cleanliness
- Service speed
- Food quality
- Safety standards
- Tour service performance

Corrective actions are implemented immediately.

3.5 Health, Safety & Hygiene Standards

To meet international expectations, the hotel adheres to strict safety and hygiene protocols:

- Daily room sanitation
- Food safety (HACCP-aligned practices)
- Regular equipment maintenance
- Fire safety systems & drills
- Staff medical checks

- COVID/health protocols when required

Tour vehicles are disinfected and inspected weekly.

3.6 Guest-Centered Service Culture

The hotel's service philosophy is grounded in:

- Courtesy
- Attention to detail
- Responsiveness
- Respect for cultural differences
- Consistent follow-through
- Professional communication

Staff are trained to exceed expectations through proactive hotel.

3.7 Technology-Driven Service Excellence

Modern technology is used to enhance quality:

- Contactless check-in options
- Digital payments
- PMS for reservations and housekeeping
- GPS and communication systems for safari vehicles
- Wi-Fi coverage in all hotel areas
- Real-time dashboard for guest requests

Technology ensures efficiency, transparency, and speed.

3.8 Continuous Improvement

The hotel implements a Continuous Improvement Program (CIP) to enhance service quality through:

- Staff feedback sessions
- Benchmarking against regional competitors
- Customer satisfaction analysis
- Innovation workshops
- Updating SOPs regularly
- Annual strategic service review

This approach ensures The Silver Spring Hotel remains competitive and aligned with evolving tourism trends.

4. MARKET JUSTIFICATION AND REGIONAL NEED

The development of *The Silver Spring Hotel Limited* in the Mara Region responds to significant gaps in accommodation of high standard, tourism readiness, and hotel quality across Tanzania's northern corridor. As tourism, business travel and regional trade continue to expand, demand for modern hotel services far exceeds supply presenting a strong opportunity for a high-quality, multi-service hotel & accommodation project in this region.

4.1 Regional Hotel Services Gaps & Unmet Needs

The Mara Region, particularly Tarime District, continues to experience significant growth in business activities, cross-border trade, government programs, and tourism. However, the region lacks sufficient high-quality hotel infrastructure to support this growth. Most existing facilities are budget or mid-range, unable to meet the standards expected by international tourists, corporate travelers, NGOs, and government delegations. There is a notable shortage of 4-star accommodation, modern conference facilities, standardized dining services, and professional tour management companies.

The Silver Spring Hotel Limited directly fills this gap by offering high-end hotel, modern amenities, and integrated tour services.

4.2 Hotel Tourism Outflows

A large percentage of tourists heading to Serengeti National Park, Maasai cultural sites, and Lake Victoria currently bypass Tarime due to inadequate accommodation. As a result, tourism revenue flows to cities like Mwanza, Musoma, and Arusha. Tourists entering via the Sirari border often travel directly to Serengeti or Kenya instead of staying locally. Additionally, corporate and NGO teams conducting fieldwork in Tarime often lodge outside the district or choose lower-standard facilities due to lack of better options.

This outflow represents a lost economic opportunity, which the proposed hotel will capture by providing the region's first fully modern 4-star hotel and tour-service center.

4.3 Hotel & Accommodation Service Trends

Global hotel trends highlight rising demand for:

- Boutique 4-star hotels with personalized guest experiences
- Eco-friendly and culturally integrated hotel
- Digital booking systems and online visibility
- Luxury and mid-luxury accommodations in secondary cities
- Adventure tourism and experiential travel
- Integrated accommodation + safari packages

Mara Region aligns with these trends due to its proximity to Serengeti and Lake Victoria.

The Silver Spring Hotel is positioned to match global traveler expectations.

4.4 Hotel Infrastructure Gaps in Mara Region

Current regional gaps include:

- Lack of modern 4-star hotels in Tarime
- Limited high-end restaurant options
- No standardized conference and event facilities
- Inadequate tour companies with international service quality
- Poor integration of accommodation and safari operations
- Limited high-speed internet and digital hotel systems

These deficiencies create a compelling justification for a world-class hotel and tour-service hub.

4.5 Regional Market Potential

Mara Region hosts:

- Increased government presence and projects
- Growing and cross-border commerce
- Rising domestic tourism
- Proximity to Serengeti, among the world's top safari destinations
- Expanding NGO and development sector activities

Metric	Description	Estimate (Annually)
Tourist Arrivals	Visitors to nearby Serengeti, Lake Victoria, and cultural destinations	250,000 – 350,000
Business/NGO Travelers	Staff from government, NGOs, development agencies, investors	18,000 – 25,000
Local Conferences & Meetings	Lack of formal meeting venues creates strong opportunity	150 – 300 events
Long-Stay Guests	Consultants, researchers, contractors, health & education experts	1,500 – 2,500
Short-Stay Business Guests	Domestic tourists, inter-regional travelers, corporate staff	12,000 – 18,000
Annual Accommodation Revenue Potential	Revenue accessible by modern hotels in Mara	TSh 6–9 billion
Annual Restaurant & Catering Potential	Food services demanded by residents, events, and travelers	TSh 3–5 billion

4.6 Strategic Advantage of The Silver Spring Hotel Limited

The Silver Spring Hotel's strategic advantages include:

- Prime location* on Kemambo Street near Sirari border
- 4-star quality in a region with limited high-standard accommodation
- Integrated hotel + tours model
- Strong positioning for international travelers
- Locally staffed workforce enhancing cultural authenticity
- Proximity to Serengeti and surrounding attractions

These advantages create a competitive edge and strong market viability.

4.7 Conclusion

The region's hotel infrastructure gaps, tourism outflows, rising demand trends, and strategic location firmly justify the establishment of The Silver Spring Hotel Limited.

The project meets clear regional needs and aligns with Tanzania's growing tourism and business landscape.

5. MARKET ANALYSIS

The hotel, accommodation and touring market in the Mara Region is expanding rapidly due to growth in tourism, government activity, business travel and regional development. Despite this growth, the region still lacks sufficient modern hotel infrastructure, creating strong market potential for a high-standard hotel such as *The Silver Spring Hotel Limited*.

5.1 Geographic & Demographic Context

Tarime District is a gateway between Tanzania and Kenya through the Sirari border. It serves as a commercial, administrative, and transport hub. The population consists of traders, government workers, miners, NGOs, and tourists. Its location makes it ideal for:

- Cross-border travelers
- Tourists heading to Serengeti
- Regional conferences and business meetings

The demographic growth supports long-term hotel demand.

5.2 Accommodation Demand Assessment

Demand comes from:

- Tourists and safari travelers
- Cross-border business visitors
- Government delegations
- Mining and energy sector workers
- NGO project teams
- Local residents seeking event and dining services

Average occupancy for quality hotels in emerging towns of Tanzania ranges 60–75%, but Tarime achieves lower due to supply shortages. A 4-star facility can attract new demand and reverse tourism leakage.

5.3 Existing Hotel Infrastructure & Key Gaps in Mara Region

Existing hotels are mostly:

- 1–3 star
- Small-scale
- Lacking conference facilities
- Limited in cleanliness standards
- Without modern technology systems
- Not integrated with formal tour services

The lack of infrastructure at this standard presents a strong investment opportunity.

5.4 Hotel Financing and Insurance Trends

Tanzanian hotel financing trends show:

- Increasing investor interest in regional hotels
- Banks supporting tourism-related SMEs
- Insurance packages for hotel assets, employees, and guests
- Growing access to asset financing (furniture, vehicles, equipment)

The Silver Spring Hotel is well-positioned to secure financial partnerships.

5.5 Guests Behavior and Referral Patterns

Guests typically:

- Prefer online booking convenience
- Rely on reviews, Google ratings, and social media
- Seek clean, secure, and comfortable rooms
- Want reliable Wi-Fi and modern amenities
- Prefer hotels that offer transportation and tours
- Trust recommendations from past visitors

Delivering high guest satisfaction will stimulate strong referrals and return stays.

5.6 Competitive Advantage of the Proposed Center

Key competitive strengths:

- First modern 4-star hotel in Tarime
- Combination of luxury accommodation and tours
- Strong brand positioning near the Kenya border
- Large capacity relative to competitors
- International-standard service quality

Factor	Advantage
Location	Strategically positioned in Mara to serve tourists, business travelers, NGOs, and regional Visitors
Service Quality	Professional hotel management, consistent standards, and modern hospitality practices
Facilities	Modern rooms, secure environment, conference space, and full restaurant services
Technology	Adoption of digital booking systems, security systems, and efficient operational tools
Market Gap	Addresses the shortage of mid-range, high-quality hotels in the region
Multi-Sector Support	Serves tourism, business, mining support, construction, and transport clients
Year-Round Demand	High demand from both tourism and business sectors ensures continuous occupancy
Expansion Potential	Ability to grow into tour operations, catering, and additional lodging units

5.7 Estimated Market Demand (3-Year Projection)

Service Type	Year 1	Year 2	Year 3
Room Occupancy (Guests/Year)	4,500 – 6,000	6,500 – 8,500	8,500 -11,00
Conference & Meeting Bookings	80 – 120	120 – 180	80 – 120
Restaurant & Catering Customers	15,000 – 20,000	20,000 – 30,000	30,000 – 40,000
Long-Stay Guests (Consultants, NGO Staff, Researchers)	300 – 500	500 – 800	800 – 1,200
Tourism-Related Guests	1,000 – 1,500	1,500 – 2,500	2,500 – 3,500
Corporate/Business Travelers	2,000 – 3,000	3,500 – 5,000	5,000 – 7,000

Demand will be driven by:

- Domestic and international tourism growth
- Increased awareness of the hotel
- Marketing partnerships
- High-quality service delivery

5.8 Strategic Opportunities

The Silver Spring Hotel Limited can capitalize on several strategic opportunities in the Mara Region:

1. Develop corporate partnerships
2. Attract border-crossing tourists
3. Become a major conference venue
4. Package safari + hotel experiences
5. Build long-term contracts with NGOs and government
6. Tap into mining workforce accommodation demand

5.9 Summary

The market analysis demonstrates strong demand for a 4-star hotel and tour center in Tarime, with clear gaps in supply and favorable growth trends.

6. MARKETING & SALES STRATEGY

The Silver Spring Hotel will build strong brand visibility and attract both local and international guests through digital marketing, community engagement, strategic partnerships, and traditional media. The hotel will position itself as a premium, culturally rich destination near key Mara attractions, supported by targeted promotions, collaboration with tour operators, and strong sales efforts focused on direct bookings, corporate clients, and tourism packages. A structured three-year marketing budget will drive occupancy growth and long-term revenue.

6.1 Marketing Objectives

The Silver Spring Hotel Limited aims to establish itself as the premier service provider in the Mara region by achieving the following objectives:

- **a.** Achieve 70% occupancy by Year 3
- **b.** Build strong brand visibility locally and internationally
- **c.** Increase tour bookings by 30% annually
- **d.** Establish partnerships with travel agents and tour operators

6.2 Target Market Segments

The Silver Spring Hotel will focus on the following market segments:

- **a.** International tourists
- **b.** Domestic tourists
- **c.** Corporate travelers
- **d.** NGOs and development workers
- **e.** Government delegations
- **f.** Cross-border traders
- **g.** Safari groups

6.3 Branding & Positioning Strategy

The Silver Spring Hotel will position itself as:

"Tarime's premier 4-star hotel and tour destination offering comfort, culture, and world-class service."

6.4 Promotion Strategy

6.4.1 Community Outreach

- Local media
- Community events
- Corporate social responsibility (CSR) programs

6.4.2 Digital Marketing & Online Presence

- Social media ads
- Google Business profile
- Booking.com, Agoda, Expedia listings
- Website with online booking

6.4.3 Accommodation and Hotel Services Provider Engagement

- Collaboration with Serengeti tour operators
- Partnerships with airlines and transport companies

6.4.4 Strategic Partnerships

- Government institutions
- NGOs
- Corporates

6.4.5 Traditional Media Advertising

- Radio
- Newspapers
- Billboards

6.5 Sales Strategy

- Direct sales team
- Online booking discounts
- Long-term corporate contracts
- Tour package promotions

6.6 Hotel Tourism Strategy

- Combine accommodation + safari packages
- Offer border pick-up and drop-off services
- Promote cultural tours

6.7 Marketing Budget Estimates (Year 1–3)

Activity	Year 1 (Tsh)	Year 2 (`sh)	Year 3 (Tsh)	Notes
Digital Media (social media, Website, Ads)	25,000,000	30,000,000	35,000,000	Website maintenance, SEO, Ads, Influencer collaborations
Community Outreach	10,000,000	12,000,000	15,000,000	Local events, sponsorships, cultural programs
Traditional Advertising	8,000,000	10,000,000	12,000,000	Newspapers, radio, brochures, TV campaigns
Engagements with Providers & Tour Operators	12,000,000	15,000,000	18,000,000	Incentives, commissions, partnership programs
Hotel Tourism Packages & Promotions	15,000,000	18,000,000	20,000,000	Seasonal packages, safari bundling, loyalty schemes
Total	**70,000,000**	**85,000,000**	**100,000,000**	**Estimated marketing spend for brand establishment and growth**

7. OPERATIONS PLAN

The Operations Plan outlines how The Silver Spring Hotel Limited will effectively manage daily activities, service delivery, resources, staffing, and operational standards to ensure a seamless guest experience and efficient hotel performance.

7.1 Operational Objectives

1. Deliver world-class hotel
2. Maintain 4-star service quality
3. Achieve high guest satisfaction

7.2 Location & Facilities Management

Kemambo Street is ideal due to its proximity to:

- Sirari border
- Business centers
- Transport routes

7.3 Daily Operations Structure

Departments include:

1. Front office
2. Housekeeping
3. Kitchen & restaurant
4. Tours & transport
5. Security
6. HR
7. Finance

7.4 Staffing & Human Resources Plan

- 90 Tanzanian employees
- Continuous training
- Performance evaluation

7.5 Technology & Systems

The hotel will integrate modern technologies to enhance operations:

- PMS/HMS
- Wi-Fi
- Online booking
- Digital POS

7.6 Quality Control & Service Standards

- SOPs for all departments
- Daily quality checks
- Guest feedback monitoring

7.7 Supply Chain & Procurement

- Approved supplier list
- Local procurement to support economy

7.8 Operating Hours

The hotel will operate **24 hours daily**, with:

- **Hotel:** 24/7
- **Restaurant:** 6:00 AM – 11:00 PM
- **Tours:** As scheduled

7.9 Health, Safety & Environmental Compliance

- Fire safety systems
- Cleanliness standards
- Waste management
- Security protocols

7.10 Operational Risks & Mitigation

- Staff turnover → Training & incentives
- Market competition → Strong branding
- Tourism fluctuation → Corporate partnerships

8. FINANCIAL PLAN

The Financial Plan outlines the capital requirements, projected revenues, operating costs, profitability, and long-term financial sustainability of The Silver Spring Hotel Limited.

8.1 Financial Objectives

- Achieve profitability by Year 3
- Maintain positive cash flow
- Reduce operational costs

8.2 Startup Capital Requirements

Category	Estimated Cost (TSH)
Construction	5,500,000,000
Furniture	500,000,000
Equipment	100,000,000
Vehicles	300,000,000
Working Capital	100,000,000
Total Startup Capital Needed	**6,500,000,000**

8.3 Revenue Model & Streams

The hotel will generate revenue from multiple hotel and tourism streams:

1. Accommodation
2. Restaurant & bar
3. Tours
4. Events & conferences
5. Car hire
6. Laundry services

8.4 Revenue Projections (Year 1–3)

Revenue Stream	Year 1	Year 2	Year 3
Accommodation	420,000,000	550,000,000	700,000,000
Restaurant & Bar	180,000,000	230,000,000	280,000,000
Conferences & Events	65,000,000	80,000,000	100,000,000
Tourism Packages & Safari Commissions	40,000,000	55,000,000	70,000,000
Laundry & Other Services	25,000,000	30,000,000	40,000,000
Total Revenue	**730,000,000**	**945,000,000**	**1,190,000,000**

8.5 Operating Expenses (Year 1–3)

Estimated annual operating expenses include:

1. Salaries
2. Utilities
3. Maintenance
4. Marketing
5. Insurance

8.6 Net Profit & Growth Projections

Year	Revenue	Expenses	Net Profit	Net Margin
Year 1	730,000,000	520,000,000	210,000,000	-
Year 2	945,000,000	580,000,000	365,000,000	+74%
Year 3	1,190,000,000	640,000,000	550,000,000	+51%

8.7 Break-Even Analysis

Break-even estimated in Year 3, depending on occupancy and cost control.

8.8 Funding Strategy & Investor ROI Options

Possible funding sources:

- Bank loans
- Private investors
- Equity partners
- Government tourism incentives

8.9 Capital Allocation Timeline

Phase 1: Construction
Phase 2: Furnishing
Phase 3: Staff Recruitment
Phase 4: Marketing Launch

- ### 8.10 Risk Mitigation & Financial Controls

  - Internal Audits
  - Budget Monitoring
  - Fraud Control Systems

8.11 Sustainability and Reinvestment Plan

- Reinvest profits into expansion
- Add spa, conference center, or tour fleet over time

8.12 Financial Reporting & Controls

- Monthly financial reports
- Annual audits
- Transparent accounting

9. RISK ANALYSIS

Risk management is essential to ensuring long-term sustainability, operational continuity, and stakeholder confidence. The Silver Spring Hotel Limited (SSH) adopts a proactive risk-management framework focusing on identification, assessment, mitigation, and continuous monitoring.

9.1 Operational Risks

1. *Service Delivery Inconsistency;*
   - **Risk:** Variations in staff performance could affect service quality.
   - **Mitigation:**
     - ✓ Implement strict SOPs
     - ✓ Continuous staff training
     - ✓ Daily supervision and performance evaluations

2. *Staff Shortages or High Turnover;*
   Risk: Recruitment challenges may slow operations.
   Mitigation:
   - ✓ Competitive compensation
   - ✓ Strong HR policies and motivation programs
   - ✓ Local workforce development

3. *Equipment & Facility Failure;*
   Risk: Breakdown of kitchen equipment, HVAC, generators, or vehicles.
   Mitigation:
   - ✓ Preventive maintenance schedules
   - ✓ Service contracts with technicians
   - ✓ Emergency repair budget

4. *Safety Incidents & Guest Accidents;*
   Risk: Injuries on hotel premises or during tours.
   Mitigation:
   - ✓ Staff safety training
   - ✓ Use of PPE and guest safety briefings
   - ✓ Insurance cover for guests and staff

5. *Supply Chain Disruptions;*
   Risk: Delays in food, fuel, and consumables.
   Mitigation:
   - ✓ Multiple approved suppliers
   - ✓ Inventory management system
   - ✓ Local sourcing strategy

6. *Tour Operation Risks;*

Risk: Vehicle breakdowns, wildlife risks, or poor weather.

Mitigation:

- ✓ Regular vehicle inspections
- ✓ Experienced and licensed tour guides
- ✓ Emergency procedures and communication systems

9.2 Financial Risks

1. *Revenue Fluctuations;*

Risk: Seasonal tourism downturns may affect cash flow.

Mitigation:

- ✓ Diversify revenue streams (events, conferences, restaurant, corporate bookings)
- ✓ Cash reserve policy

2. *Foreign Exchange Exposure;*

Risk: Fluctuating exchange rates may affect tourism revenue.

Mitigation:

- ✓ Dual-currency pricing
- ✓ Banking with forex-friendly institutions

3. *Rising Operational Costs;*

Risk: Inflation in utilities, food, transport, and salaries.

Mitigation:

- ✓ Bulk purchasing
- ✓ Energy-saving measures
- ✓ Annual budgeting and cost reviews

4. *Credit Risk;*

Risk: Corporate clients delaying payments.

Mitigation:

- ✓ Credit policy with limits
- ✓ Deposits for new clients
- ✓ Regular debt follow-up

9.3 Market & Competitive Risks

1. Entry of New Competitors;

Risk: Future 4-star hotels may enter the market.

Mitigation:

- ✓ Strong brand positioning
- ✓ High service quality
- ✓ Unique tour packages

2. Changing Customer Preferences;

Risk: Guests may shift towards alternative accommodation models.

Mitigation:

- ✓ Adopt digital transformation
- ✓ Continuous customer feedback analysis

3. Economic Downturns;

Risk: Reduced travel and leisure spending.

Mitigation:

- ✓ Strengthen domestic tourism marketing
- ✓ Corporate and long-stay packages

9.4 Environmental & External Risks

1. *Natural Disasters;*

   Floods or extreme weather may disrupt operations.

   Mitigation:

   - ✓ Insurance coverage
   - ✓ Emergency preparedness plan

2. *Pandemic-related Risks;*

   Mitigation:

   - ✓ Health protocols
   - ✓ Contactless services
   - ✓ Flexible booking policies

9.5 Regulatory & Compliance Risks

1. *Changes in Tourism, Immigration, or Tax Policy;*

   Mitigation:

   - ✓ Engage regulatory bodies
   - ✓ Ensure legal compliance
   - ✓ Maintain updated licenses

2. *Health & Safety Regulations;*

   Mitigation:

   - ✓ Regular inspections
   - ✓ Staff training
   - ✓ Documentation audits

9.6 Technological Risks

1. *System Failures & Downtime;*

   Mitigation:

   - ✓ Backup systems
   - ✓ IT support agreements

2. *Cybersecurity Threats;*

   Mitigation:

   - ✓ Firewalls, encryption, and secure payments
   - ✓ Staff cybersecurity training
   - ✓ Regular data backups

9.7 Reputational Risks

1. Negative Guest Reviews or Complaints;

Mitigation:

- ✓ High service standards
- ✓ Rapid response to complaints
- ✓ Strong online reputation management

2. Tour Accidents or Service Failure;

Mitigation:

- ✓ Safe operation standards
- ✓ Professional guides
- ✓ Insurance and emergency procedures

9.8 Risk Monitoring & Review

- Monthly management review meetings
- Quarterly internal audits
- Annual external audits
- Real-time monitoring through PMS and digital tools
- Continuous staff training

❖ Risk management is an ongoing process embedded into SSH’s operational culture.

10. ORGANIZATIONAL STRUCTURE OF SSH

The organizational structure of The Silver Spring Hotel Limited ensures clear reporting lines, efficient management, and effective service delivery. It is designed to accommodate growth, new services, and future expansion plans.

10.1 Governance & Leadership Structure

SSH operates under a corporate governance framework comprising:

- **a.** Board of Directors
- **b.** Managing Director (MD)
- **c.** Executive Management Team

The Board provides strategic oversight, while the MD handles overall management and decision-making.

10.2 Executive Management Team

The Executive Management Team includes:

1. **Managing Director –** Strategic leadership, investor relations, policy direction.
2. **Hotel General Manager –** Daily hotel operations, service standards, and coordination.
3. **Finance Manager –** Financial planning, budgets, procurement, compliance.
4. **Human Resources Manager –** Recruitment, training, staff welfare, performance.
5. **Operations Manager –** Rooms, housekeeping, facilities, maintenance.
6. **Food & Beverage Manager –** Restaurant, kitchen, bar operations.
7. **Tours & Transport Manager –** Safari operations, vehicle fleet, guides.
8. **ICT & Systems Officer –** Technology systems, cybersecurity, PMS.
9. **Marketing & Sales Manager –** Branding, sales, promotions, partnerships.

10.3 Departmental Structure

Major operational departments include:

1. Front Office & Reception
2. Housekeeping & Laundry
3. Food & Beverage Department
4. Kitchen & Culinary Services
5. Tours, Travel & Transport Department
6. Security Department
7. Maintenance & Engineering
8. Finance & Accounts
9. Human Resources
10. Marketing & Public Relations

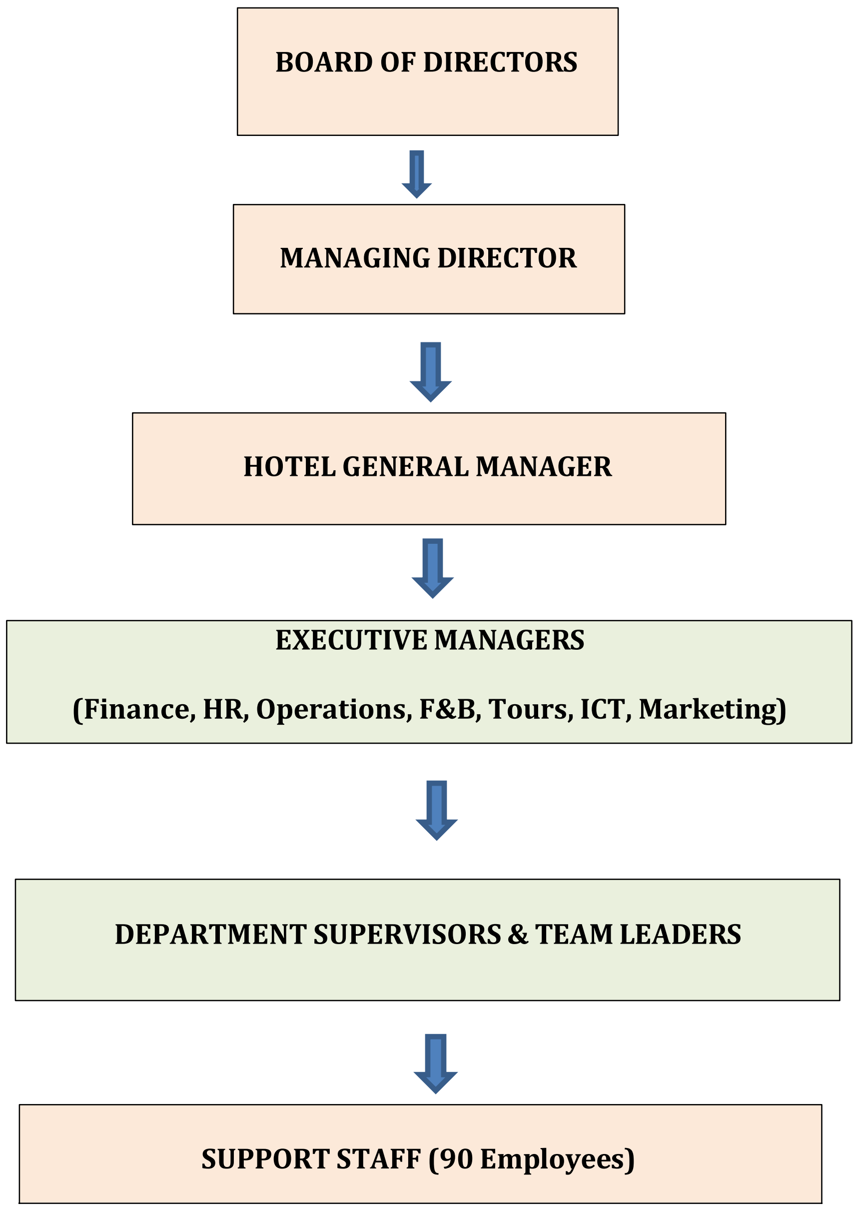
- Each department is led by a supervisor or department head.

10.4 Organizational Structure Summary

- Clear chain of command
- Defined roles and responsibilities
- Team-based coordination
- Strong emphasis on communication

❖ The structure supports efficient daily operations and long-term strategic growth.

10.5 SSH Organizational Chart



SUMMARY OF ORGANISATIONAL STRUCTURE OF SSH;

- Board of Directors
- Managing Director
- Hotel General Manager
- Executive Managers
  - Finance
  - HR
  - Operations
  - F&B
  - Tours
  - ICT, Marketing
- Department Supervisors & Team Leaders
- Support Staff *(90 employees in total)*

10.6 Founders' Profile

Silver Spring Hotel Limited was founded by a father-and-son team with a shared vision for advancing hotel in the Mara region. With combined experience in business management and customer service, they aim to position SSH as a leading destination built on excellence, integrity, and continuous improvement.

1. **Godfrey Emmanuel Kubyo – Majority Shareholder (95%) (Tanzanian)**

   Mr. Godfrey Emmanuel Kubyo is the principal investor and majority shareholder of The Silver Spring Hotel Limited. With extensive experience in business operations and community development within the Mara region, he brings strong leadership, financial commitment, and long-term strategic vision to the company. His role focuses on overseeing major investment decisions, ensuring financial stability, and guiding the overall direction of the hotel's growth.

2. **Emmanuel Godfrey Kubyo – Minority Shareholder (5%) (Tanzanian)**

   Mr. Emmanuel Godfrey Kubyo holds a minority shareholding and supports the company's development initiatives through active engagement in operational improvements and modern hotel practices. As part of the founding family, he contributes a youthful perspective, innovation-driven ideas, and strong dedication to the continuous enhancement of service.

- **Management Experience:** Strong exposure to the tourism and hotel sector, supported by practical industry knowledge.
- **Proven Leadership:** Directors and managers with solid backgrounds in leading teams, operations, and business development.
- **Strategic Vision:** A shared commitment to positioning Tarime as a growing hotel and tourism hub.
- **Core Competencies:** Strong capabilities in leadership, strategic planning, innovation, financial management, and service excellence.

10.7 Collective SSH Vision

The founders, board members, and management share a unified vision:

"To establish The Silver Spring Hotel Limited as a premier 4-star hotel and tour-service brand that sets new standards of excellence in Tarime and the greater Mara Region, while promoting local employment, tourism development, and international recognition."

❖ This shared vision drives all operational, strategic, and investment decisions.

11. APPENDICES

The following appendices provide comprehensive supporting documentation, detailed operational procedures, and critical reference materials that complement the main body of The Silver Spring Hotel Limited Business Plan. These documents serve to substantiate the strategic, operational, and financial aspects discussed within the plan, offering clarity and depth to investors, partners, regulatory bodies, and internal stakeholders.

The appendices include essential protocols, standard operating procedures (SOPs), technical data, financial projections, market analyses, legal agreements, organizational documents, and other pertinent materials. This section ensures transparency, demonstrates readiness for execution, and reinforces SSH’s commitment to operational excellence, regulatory compliance, patient safety, and sustainable growth.

Each document has been tailored to align with SSH's vision of becoming a leading multi-sector company recognized for excellence, reliability, and positive regional impact.

The appendices are organized systematically to facilitate ease of reference and to provide stakeholders with a detailed operational blueprint of SSH.

11.1 Table of Contents for the Appendices

Appendix 3: Legal & Compliance Documents

3.1 Business registration

3.2 Tax certificates

3.3 Licenses and permits

Appendix 4: Operational Plans & Schedules

4.1 Preventive maintenance plan

4.2 Cleaning schedules

4.3 Training schedules

Appendix 5: Human Resources & Staffing

5.1 Staffing plan (90 employees)

5.2 Organogram

5.3 Job descriptions

Appendix 6: Marketing & Branding

6.1 Branding strategy

6.2 Promotion materials

6.3 Social media plan

Appendix 7: Operating Procedures (SOPs)

7.1 Front office SOPs

7.2 Housekeeping SOPs

7.3 Kitchen & restaurant SOPs

7.4 Tour operations SOPs

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (TSHS)
	BILL NO.4 - PRIME COSTS AND PROVISIONAL SUMS; PROVIDE THE FOLLOWING SUMS FOR WORK OR COSTS WHICH CANNOT BE ENTIRELY FORESEEN, DEFINED OR DETAILED				
A	Air Condition installation		SUM		40,000,000.00
B	External rainwater surface drainage (Storm water)		SUM		40,000,000.00
C	Waste water drainage system		SUM		50,000,000.00
D	Boundary wall (Fence)		SUM		250,000,000.00
E	Allow amount for ;Overhead Water Storage Tank		SUM		12,500,000.00
F	CCTV Installations		SUM		20,000,000.00
G	Standby generator		SUM		100,000,000.00
H	Fire extinguisher Installation		SUM		15,000,000.00
	PROVISIONAL SUMS FOR LOCAL AUTHORITIES OR PUBLIC UNDERTAKING				
J	Connections to water mains		SUM		2,000,000.00
K	Connections to electricity mains		SUM		3,000,000.00
L	Allow cost gardening		SUM		90,000,000.00
	TOTAL- BILL No 4: PRIME COSTS AND PROVISIONAL SUMS CARRIED TO GENERAL SUMMARY				**622,500,000.00**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	GYM BUILDING				
	ELEMENT NO. 1- SUBSTRUCTURE (PROVISIONAL)				
	EXCAVATION AND EARTHWORK				
A	Clean the site and removing all grasses and top soil 150mm	270	SM	1,000.00	270,000.00
B	Excavate for pits to receive bases of stanchions or the like; not exceeding 1.50 metres deep starting at stripped level	90	CM	5,500.00	495,000.00
C	Excavate foundation trench commencing at formation level and not exceeding 1.50 metres deep	155	CM	5,500.00	852,500.00
D	Extra over any kind of excavation for breaking up rocks and the like	5	CM	20,000.00	100,000.00
E	Earth backfilling, sand well rammed and consolidated into foundations and column pits over 300 mm thick	105	CM	3,000.00	315,000.00
F	Load up surplus excavated materials and remove from site	120	CM	7,000.00	840,000.00
G	Earth filling, imported sand to make up level well rammed and consolidated under hardcore bed	105	CM	23,000.00	2,415,000.00
	Soil stabilization				
	Disposal of water				
H	Allow for keeping excavations free from water (except spring or running water) by pumping, baling or other means necessary		Item		150,000.00
	Planking and strutting				
J	Allow for the provision and subsequent removal of planking and strutting to uphold and maintain all faces of excavations		Item		150,000.00
	Hardcore				
K	200mm Bed levelled and blinded to receive polythene membrane (measured separately)	220	SM	10,000.00	2,200,000.00
	TO COLLECTION Element No.1-Substructure			TSHS.	7,787,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Damp Proof Membrane				
A	1000 Gauge polythene damp proof membrane laid over blinded hardcore (measured separately)	220	SM	2,500.00	550,000.00
	Soil sterilization				
B	Aldrin 0.50% solution or other equal and approved anti-termite treatment applied at a rate of 7 litres per square metre to surfaces of compacted hardcore bed	220	SM	4,000.00	880,000.00
C	Ditto; at rate of 8 litres per linear metre per 300mm depth per 235mm width to backfilling to one side of wall foundations	145	LM	2,000.00	290,000.00
	CONCRETE WORK Plain concrete grade "10"				
D	50mm thick blinding	106	SM	6,900.00	731,400.00
	Plain concrete grade "15"				
E	Steps and the like	1	CM	150,000.00	150,000.00
	Reinforced concrete grade "20" including vibrating around reinforcement				
F	150mm thick beds	220	SM	34,500.00	7,590,000.00
	Reinforced concrete grade "25" including vibrating around reinforcement				
G	Foundations	22	CM	315,000.00	6,930,000.00
H	Ground / Plinth beam	14	CM	315,000.00	4,410,000.00
I	Columns	2	CM	315,000.00	630,000.00
J	Bases of column	36	CM	315,000.00	11,340,000.00
	Reinforcement, as described (provisional) High yield square twisted reinforcement to BS 4461				
K	8 mm diameter	1,790	Kg	3,300.00	5,907,000.00
L	12mm diameter	-	Kg	3,300.00	-
M	16mm diameter	3,173	Kg	3,300.00	10,470,900.00
	TO COLLECTION Element No.1-Substructure			TSHS.	49,879,300.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Sawn formwork to				
A	Vertical sides of column	23	SM	23,500.00	540,500.00
B	Vertical sides of Column bases, foundations, ground beams and the like	50	SM	23,500.00	1,175,000.00
C	Vertical edge of risers over 75 but not exceeding 150mm high	11	LM	23,500.00	258,500.00
D	Vertical edge of bed and the like over 75 but not exceeding 150mm high	145	LM	7,000.00	1,015,000.00
	WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; High Stregth 10 Blocks - compressive strength 8.6N/sq.mm; in cement mortar (1:3)				
E	230mm Wall	159	SM	33,000.00	5,247,000.00
	Damp proof courses				
F	Hessian based damp proof course to BS 743 type "5A" 230mm wide laid horizontally on blockwork	139	LM	1,500.00	208,500.00
	Finishes				
G	38mm Cement and sand (1:3) external rendering to con	37	SM	5,000.00	185,000.00
H	Prepare and apply one undercoat and two finishing coats of matt weather-guard paint to rendered plinth wall	37	SM	5,000.00	185,000.00
	TO COLLECTION Element No.1-Substructure			TSHS.	8,814,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	COLLECTION:				
	PAGE 2 / 1				7,787,500.00
	PAGE 2 / 2				49,879,300.00
	PAGE 2 / 3				8,814,500.00
	ELEMENT NO. 1 SUBSTRUCTURE Substructure			TSHS.	66,481,300.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 2 - FRAME (All Provisional)				
	CONCRETE WORK				
	Reinforced concrete grade "25" including vibrating around reinforcement				
A	Horizontal beams	15	CM	315,000.00	4,725,000.00
B	150mm thick suspended slab	225	SM	47,250.00	10,631,250.00
C	Columns	9	CM	315,000.00	2,835,000.00
	Reinforcement, as described (provisional)				
	High yield square twisted reinforcement to BS 4461				
D	8 mm diameter	1,228	Kg	3,300.00	4,052,400.00
E	12mm diameter	6,519	Kg	3,300.00	21,512,700.00
F	16mm diameter	2,669	Kg	3,300.00	8,807,700.00
	Sawn formwork to				
G	Vertical sides of columns	139	SM	23,500.00	3,266,500.00
H	Sides and soffits of horizontal beams	168	SM	23,500.00	3,948,000.00
J	Soffits of horizontal suspended slabs	225	SM	23,500.00	5,287,500.00
K	Edges of suspended slabs; 75 - 150mm; vertical	87	LM	7,000.00	609,000.00
	ELEMENT NO. 2 FRAME Frame			TSHS.	65,675,050.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 3 - STAIRS (Provisional) Reinforced concrete grade "25" including vibrating around reinforcement				
A	Ground beams	1	CM	315,000.00	315,000.00
B	150 mm thick landing	5	SM	47,250.00	236,250.00
C	Horizontal beams	1	CM	315,000.00	315,000.00
D	Steps and string	2	CM	315,000.00	630,000.00
	Reinforcement, as described (provisional) High yield square twisted reinforcement to BS 4461				
E	8mm diameter bars	24	Kg	3,300.00	79,200.00
F	12mm diameter bars	556	Kg	3,300.00	1,834,800.00
G	16mm diameter bars	84	Kg	3,300.00	277,200.00
	Sawn formwork to				
H	Vertical sides of ground beams	4	SM	23,500.00	94,000.00
J	Sides and soffits of horizontal beams	5	SM	23,500.00	117,500.00
K	Soffits of horizontal suspended landing	7	SM	23,500.00	164,500.00
L	Soffits of slopping string	16	SM	23,500.00	376,000.00
M	Edges of suspended slabs; 75 - 150mm; vertical	25	LM	4,000.00	100,000.00
N	Edges of risers; 75 - 150mm; vertical	51	LM	4,000.00	204,000.00
P	Edges of string; 330 mm maximum width; vertical; cutting to profile of steps	43	LM	4,000.00	172,000.00
	Floor Finishes In-Situ finishings; cement and sand; screeded beds and backings; Mix (1:3)				
Q	30mm thick beds, floated to landing; level or to falls; to concrete base; over 300mm wide; to receive floor tiles	7	SM	6,000.00	42,000.00
R	30mm thick beds, floated to risers; level or to falls; to concrete base; 150mm high; to receive floor tiles	51	LM	1,800.00	91,800.00
S	30mm thick beds, floated to treads; level or to falls; to concrete base; 300mm wide; to receive floor tiles	47	LM	3,600.00	169,200.00
	TO COLLECTION			TSHS.	5,218,450.00
	Element No. 3 - Stairs				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	25 mm cement and sand (1:3) (sand shall be sieved black sand mixed with 30% of washed white sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
A	work to soffit of staircase landing	7	SM	6,000.00	42,000.00
B	work to slopping soffit of staircase	15	SM	6,000.00	90,000.00
C	work to slopping sides of staircase not exceeding 300m	26	LM	2,500.00	65,000.00
D	work to sides and soffits of beams	5	SM	6,000.00	30,000.00
	Tile, slab or block finishings; Non-slip coloured ceramic floor tiles (ex-Spain); BS 6431 fully vitrified, 3mm joints; symetrical layout; bedded and pointed in cement mortar; fixing with approved adhesive; grouting with approved grout				
E	300 x 300 x 10mm units to floors on cement and sand base; level or to falls only not exceeding 15 degrees from horizontal	7	SM	35,000.00	245,000.00
F	10mm thick x 300mm wide treads; butt joints; one rounded nosing with non-slip groove finish; to cement and sand base	51	LM	12,000.00	612,000.00
G	10mm thick x 150mm high risers; butt joints; to	43	LM	10,000.00	430,000.00
H	10mm thick x 330mm average high wall strings; butt joints; rounded top edge; coved bottom edge to profile of treads and risers; to cement and sand base	29	LM	15,000.00	435,000.00
J	10mm thick x 150mm high tiles skirting; butt joints; to cement and sand base	40	LM	10,000.00	400,000.00
	The followings Items are in connection with Plates, bars, sections and tubes; Stainless Steel; as per detail drawing				
K	50x2.7mm thick stainless steel mat finish pipe handrail;bent to required shape and screwed to balusters including all necessary fixing accessories	61	LM	25,000.00	1,525,000.00
L	Ditto; 37.5 x 2.7mm thick intermediate rails	61	LM	21,450.00	1,308,450.00
M	50x2.7mm thick stainless steel mat finish pipes;balusters;1000mm high 500mm c/c	69	No.	25,000.00	1,725,000.00
	TO COLLECTION Element No. 3 - Stairs			TSHS.	6,907,450.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	COLLECTION:				
	PAGE 2 / 6				5,218,450.00
	PAGE 2 / 7				6,907,450.00
	ELEMENT NO. 3 STAIRS Stairs			TSHS.	12,125,900.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 4 - WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; compressive strength 4.0N/sq.mm; in cement mortar (1:3);				
A	230mm thick walling	634	SM	31,000.00	19,654,000.00
	Supply ang fits semi unitized four way structurally glazed stick curtain walling system to Architect Approval strictly to specification :Airtight water resistant way included by wird and seismic force,comprising 150x75x5mm thick mullion 150x75x5mm thick transome both fixed at approved centres,with panes filled in with and including reflected blue double glazed units (6+16+6.76):Curved where aplicable,outer panel 6mm thick reflected high performance glass with coating on surface 16mm thick argon gas filled space and inner panel 6.76 laminated (3mm/0.76mm PVB film/3mm) clear float glass,stepped and including 10mm outerglass overlap all as per Archtect approval				
B	Curtain walling;covering over 300mm girth	131	SM	450,000.00	58,950,000.00
	ELEMENT NO. 4 WALLING			TSHS.	78,604,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 5 - ROOF CONSTRUCTION AND FINISHES				
A	Roof coverings sloping not exceeding 45 degrees from horizontal	291	M^2	34,000.00	9,894,000.00
	STRUCTURAL WOOD WORK				
B	150 x 50mm Rafters	117	M	5,000.00	585,000.00
C	150 x 50mm Tie Beam	338	M	5,000.00	1,690,000.00
D	100 x 50mm Struts	199	M	3,000.00	597,000.00
E	50 x 50 mm Purlins	234	M	2,500.00	585,000.00
F	150 x 50mm King post	26	M	5,000.00	130,000.00
	Roof drainage (provisional)				
G	UPVC Rainwater gutter; ring seal joints in the running length; plastic holderbats; fixing to backgrounds requiring plugging	35	M	12,000.00	420,000.00
H	100mm diameter UPVC pipe including all necessary bends and covers	69	M	8,000.00	552,000.00
J	Extra; Large radius bend	64	Nr	5,000.00	320,000.00
K	Extra; bend	64	Nr	5,000.00	320,000.00
L	Extra; rainwater shoe	64	Nr	5,000.00	320,000.00
	ELEMENT NO. 5 ROOF CONSTRUCTION AND FINISHES Roof			TSHS.	15,413,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 6 - WINDOWS				
	GLAZED FRAMED ALUMINIUM WINDOWS Supply, assemble and fix the following purpose made s; frames 155 x 60mm POWDER COATED finish; 6mm thick laminated vision glass; Mosquito gauze				
	Sliding window				
A	Overall size 2000 x 1800mm high;with equal vertical opening panes	4	No.	576,000.00	2,304,000.00
B	Overall size 3000 x 2000mm high;with equal vertical opening panes	6	No.	960,000.00	5,760,000.00
	Metal grille				
	Supply and fix mild steel grille comprising of 25 x 25 x 3mm hollow section framing, 5 x 20mm mild steel bars welded framing at 80mm centre horizontally and 150mm centre vertically; including fixing to concrete or blockwork prime and painted to fit Window Opening;				
C	Overall size 2000 x 1800mm high;with equal vertical opening panes	4	No.	360,000.00	1,440,000.00
D	Overall size 3000 x 2000mm high;with equal vertical opening panes	6	No.	600,000.00	3,600,000.00
	ELEMENT NO. 6 WINDOWS Windows			TSHS.	13,104,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 7 - DOORS In mkongo hardwood Selected				
A	45 x 150mm Rebated Frame with two labour fixed to grounds (measured separately)	216	LM	55,000.00	11,880,000.00
B	45 x 150mm transome	13	LM	55,000.00	715,000.00
C	15 x 45mm Moulded Architrave	216	LM	4,500.00	972,000.00
D	50 x 25mm glazing baeds	38	LM	10,000.00	380,000.00
	Fillets, glazing beads and grounds; softwood; pressure impregnated Tanalith C				
E	Grounds; 10 x 100mm	216	LM	2,000.00	432,000.00
	Glass in door vent openings; 6mm thick clear sheet Glass				
F	Glass over 0.1 not exceeding 0.5 square metre	6	SM	30,000.00	180,000.00
	Prime quality Mkongo or other equal and approved Panelled doors; Hardwood selected; comprised of 44 x 125mm stiles, top and intermediate rails; 44 x 180mm bottom rails; all once grooved; open panels infilled with 38mm thick moulded hardwood panel; tounged and grooved; including all planted mouldings				
G	44mm thick; single leaf door; overall size 1000 x 2400mm high	15	No.	720,000.00	10,800,000.00
H	Ditto; Overall size 900 x 2400mm high	9	No	648,000.00	5,832,000.00
	METAL SLIDING DOORS				
J	Overall size 2500 x 3000mm high	2	No	1,875,000.00	3,750,000.00
	TO COLLECTION Element No. 7 - Doors			TSHS.	34,941,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ironmongery Supply and fix the following ironmongery as manufactured by "HAFELE" or other equal and approved fixed to hardwood with matching screws				
A	Three levers mortice lockset complete with furniture	15	No.	115,000.00	1,725,000.00
B	Two levers mortice lockset complete with furniture	9	No.	80,000.00	720,000.00
C	150x75mm brass butt hinges	25	Prs	18,000.00	450,000.00
D	38mm diameter Union rubber floor door stopper	24	No.	10,000.00	240,000.00
	Glass in openings; Body Tinted Toughened Safety Glass				
	TO COLLECTION Element No. 7 - Doors			TSHS.	3,135,000.00
	COLLECTION:				
	PAGE 2 / 14				34,941,000.00
	PAGE 2 / 15				3,135,000.00
	ELEMENT NO. 7 DOORS Doors			TSHS.	38,076,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 8 - FINISHES Wall finishes				
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
A	Walls; concrete or masonry surfaces externally	450	SM	6,500.00	2,925,000.00
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
B	Walls; concrete or masonry surfaces internally	824	SM	6,500.00	5,356,000.00
	Cement and sand (1:4) backings etc				
C	25mm thick backings to receive wall tiles (m.s)	55	SM	3,500.00	192,500.00
	Tile, slab or block finishings; coloured glazed ceramic				
D	300 x 300 x 8mm tiles to walls	55	SM	35,000.00	1,925,000.00
E	Extra over ditto for corner stainless steel iron Floor Finishes	97	LM	5,000.00	485,000.00
	Cement sand (1:3) screeds;beds etc				
F	30mm thick work to floor to receive floor tiles (m.s)	445	SM	7,500.00	3,337,500.00
G	300mm wide x 40mm thick; work to treads of steps; to	7	LM	4,000.00	28,000.00
H	150mm high x 25mm thick; work to risers of steps; to receive tiles	12	LM	1,500.00	18,000.00
J	150mm high x 12mm thick; work to receive skirting	330	LM	1,500.00	495,000.00
	Tile, slab or block finishings in floor finishes;Ceramic Floor tiles, butt joints; laid to pattern; bedded and pointed applied on 40mm thick sand and cement on scread; fixing with approved adhesive; grouting with approved grout				
K	450 x 450 x 10mm units to to floors on cement and sand base;laid to diagonal pattern	445	SM	45,000.00	20,025,000.00
L	10mm thick x 300mm wide treads; butt joints; one rounded nosing with non slip groove finish; to cement	7	LM	15,000.00	105,000.00
M	10mm thick x 150mm high risers; butt joints; to cement and sand base	12	LM	10,000.00	120,000.00
N	150x8mm high skirting	330	LM	8,000.00	2,640,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	37,652,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ceiling Finishes				
	Gypsum ceiling board fixed to timber brandering(m/s) complete withh all necessary fittings				
A	Ceilings over 300mm wide; 600 x 600mm; all edges kerfed and rebated	225	SM	15,000.00	3,375,000.00
B	Provide for wire hangers to support ceiling grid frames; 500 - 600mm suspension height	1	Item	700,000.00	700,000.00
	Eaves ceiling; ever light plastic ceiling materials; approved size; fixiing in accordance with screw to timber base				
C	Work to eave ceilings; over 300mm	17	SM	12,000.00	204,000.00
D	Extra for access panels; 600 x 600mm	10	No.	25,000.00	250,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	4,529,000.00
	COLLECTION:				
	PAGE 2 / 17				37,652,000.00
	PAGE 2 / 18				4,529,000.00
	ELEMENT NO. 8 FINISHES Finishes			TSHS.	42,181,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 9 - PAINTING AND				
	Painting; internal work; one coat primer; two coats of Fenomastic washable matt emulsion paint ; plastered surfaces				
A	Plastered walls internally	824	SM	6,000.00	4,944,000.00
B	Plastered landing internally	7	SM	6,000.00	42,000.00
C	Plastered inclined staircase string internally	15	SM	6,000.00	90,000.00
	Painting; external work; one coat primer; two coat weather guard paints; plastered surfaces				
D	Plastered walls externally	450	SM	7,000.00	3,150,000.00
	Prepare, and apply three coats of mahogany varnish stain as per manufacturers specifications on wood surfaces internally				
E	Frames and the like not exceeding 100mm girth	128	LM	800.00	102,400.00
F	Frames and the like over 100 but not exceeding 200mm girth	27	LM	1,600.00	43,200.00
G	Frames and the like over 200 but not exceeding 300mm girth	31	LM	2,400.00	74,400.00
H	Doors; over 300mm girth	56	SM	5,000.00	280,000.00
	Prepare, prime and apply three coats of mahogany				
J	Frames and the like not exceeding 100mm girth	21	LM	3,000.00	63,000.00
K	Frames and the like over 100 but not exceeding	6	LM	1,600.00	9,600.00
L	Doors; over 300mm girth	7	SM	3,000.00	21,000.00
	Painting; internal and external work; one coat red oxide primer ; two coats of oil based paint; iron or steel surfaces				
M	Metal grills to all windows;both sides measured once	32	SM	5,000.00	160,000.00
N	Metal grills to doors;both sides measured once	12	SM	5,000.00	60,000.00
	ELEMENT NO. 9 PAINTING AND DECORATION Painting and Decoration			TSHS.	9,039,600.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 10 - PLUMBING INSTALLATION				
	SANITARY APPLIANCES				
	Supply and fix Sanitary Appliances; as manufactured by ARMITAGE SHANKS references or equal and approved; including all connections and fixing to service and waste pipes, floors or walls where necessary as per archtectural approval				
A	W.C. Asian type; white glazed vitreous china	10	No.	250,000.00	2,500,000.00
B	Double Oval Plan shape; wash hand basin complete with accessories	11	No.	280,000.00	3,080,000.00
C	Toilet Roll holder; Ceramic; recessed; 150 x 150	10	No.	75,000.00	750,000.00
D	Soap dispencer; fixed to wall	10	No.	60,000.00	600,000.00
E	Arabian shattaf flexible pipes	10	No.	60,000.00	600,000.00
	Mirrors; polished plate glass; silvered and protected with copper backing; undercoat paint and stoved enamel; fixing to plastered backgrounds with brass screws, chromium plated domical covers and rubber sleeves and washers; fixing to backgrounds requiring plugging				
F	6mm thick mirror; 600 x 600mm high	11	No.	75,000.00	825,000.00
G	Urinal bowl in white vitreous China, push valve concealed pipe, complete with white plastic bottle	2	No.	120,000.00	240,000.00
H	Allow cost for water supply system	Item			2,500,000.00
	ELEMENT NO. 10 PLUMBING INSTALLATION			TSHS	11,095,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	COMMERCIAL BUILDING SUMMARY				
	ELEMENTS				
1	SUBSTRUCTURES				66,481,300.00
2	FRAME				65,675,050.00
3	STAIRS				12,125,900.00
4	WALLING				78,604,000.00
5	ROOF CONSTRUCTION AND FINISHES				15,413,000.00
6	WINDOWS				13,104,000.00
7	DOORS				38,076,000.00
8	FINISHES				42,181,000.00
9	PAINTING AND DECORATION				9,039,600.00
10	PLUMBING INSTALLATION				11,095,000.00
11	ELECTRICAL INSTALLATION (PROVISIONAL)				40,000,000.00
12	ALLOW COST FOR GYM EQUIPMENTS				450,000,000.00
	SUB TOTAL FOR GYM BUILDING				841,794,850.00
	ADD: VAT 18%				151,523,073.00
	TOTAL COST FOR CONSTRUCTION OF GYM BUILDING CARRIED TO GENERAL SUMMARY			**TSHS.**	**993,317,923.00**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	HALL BUILDING				
	ELEMENT NO. 1- SUBSTRUCTURE (PROVISIONAL)				
	EXCAVATION AND EARTHWORK				
A	Clean the site and removing all grasses and top soil 150mm	220	SM	1,000.00	220,000.00
B	Excavate for pits to receive bases of stanchions or the like; not exceeding 1.50 metres deep starting at stripped level	55	CM	5,500.00	302,500.00
C	Excavate foundation trench commencing at formation level and not exceeding 1.50 metres deep	132	CM	5,500.00	726,000.00
D	Extra over any kind of excavation for breaking up rocks and the like	5	CM	20,000.00	100,000.00
E	Earth backfilling, sand well rammed and consolidated into foundations and column pits over 300 mm thick	89	CM	3,000.00	267,000.00
F	Load up surplus excavated materials and remove from site	99	CM	7,000.00	693,000.00
G	Earth filling, imported sand to make up level well rammed and consolidated under hardcore bed	65	CM	23,000.00	1,495,000.00
	Soil stabilization				
	Disposal of water				
H	Allow for keeping excavations free from water (except spring or running water) by pumping, baling or other means necessary		Item		150,000.00
	Planking and strutting				
J	Allow for the provision and subsequent removal of planking and strutting to uphold and maintain all faces of excavations		Item		150,000.00
	Hardcore				
K	200mm Bed levelled and blinded to receive polythene membrane (measured separately)	177	SM	10,000.00	1,770,000.00
	TO COLLECTION Element No.1-Substructure			TSHS.	5,873,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Damp Proof Membrane				
A	1000 Gauge polythene damp proof membrane laid over blinded hardcore (measured separately)	177	SM	2,500.00	442,500.00
	Soil sterilization				
B	Aldrin 0.50% solution or other equal and approved anti-termite treatment applied at a rate of 7 litres per square metre to surfaces of compacted hardcore bed	177	SM	4,000.00	708,000.00
C	Ditto; at rate of 8 litres per linear metre per 300mm depth per 235mm width to backfilling to one side of wall foundations	125	LM	2,000.00	250,000.00
	CONCRETE WORK Plain concrete grade "10"				
D	50mm thick blinding	89	SM	6,900.00	614,100.00
	Plain concrete grade "15"				
E	Steps and the like	1	CM	150,000.00	150,000.00
	Reinforced concrete grade "20" including vibrating around reinforcement				
F	150mm thick beds	177	SM	34,500.00	6,106,500.00
	Reinforced concrete grade "25" including vibrating around reinforcement				
G	Foundations	18	CM	315,000.00	5,670,000.00
H	Ground / Plinth beam	11	CM	315,000.00	3,465,000.00
I	Columns	2	CM	315,000.00	630,000.00
J	Bases of column	14	CM	315,000.00	4,410,000.00
	Reinforcement, as described (provisional) High yield square twisted reinforcement to BS 4461				
K	8 mm diameter	1,395	Kg	3,300.00	4,603,500.00
L	12mm diameter	-	Kg	3,300.00	-
M	16mm diameter	2,091	Kg	3,300.00	6,900,300.00
	TO COLLECTION Element No.1-Substructure			TSHS.	33,949,900.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Sawn formwork to				
A	Vertical sides of column	19	SM	23,500.00	446,500.00
B	Vertical sides of Column bases, foundations, ground beams and the like	46	SM	23,500.00	1,081,000.00
C	Vertical edge of risers over 75 but not exceeding 150mm high	7	LM	23,500.00	164,500.00
D	Vertical edge of bed and the like over 75 but not exceeding 150mm high	121	LM	7,000.00	847,000.00
	WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; High Stregth 10 Blocks - compressive strength 8.6N/sq.mm; in cement mortar (1:3)				
E	230mm Wall	138	SM	33,000.00	4,554,000.00
	Damp proof courses				
F	Hessian based damp proof course to BS 743 type "5A" 230mm wide laid horizontally on blockwork	117	LM	1,500.00	175,500.00
	Finishes				
G	38mm Cement and sand (1:3) external rendering to con	26	SM	5,000.00	130,000.00
H	Prepare and apply one undercoat and two finishing coats of matt weather-guard paint to rendered plinth wall	26	SM	5,000.00	130,000.00
	TO COLLECTION			TSHS.	7,528,500.00
	Element No.1-Substructure				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	COLLECTION:				
	PAGE 2 / 1				5,873,500.00
	PAGE 2 / 2				33,949,900.00
	PAGE 2 / 3				7,528,500.00
	ELEMENT NO. 1 SUBSTRUCTURE Substructure			TSHS.	47,351,900.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 2 - FRAME (All Provisional)				
	CONCRETE WORK				
	Reinforced concrete grade "25" including vibrating around reinforcement				
A	Horizontal beams	11	CM	315,000.00	3,465,000.00
B	150mm thick suspended slab	177	SM	47,250.00	8,363,250.00
C	Columns	7	CM	315,000.00	2,205,000.00
	Reinforcement, as described (provisional)				
	High yield square twisted reinforcement to BS 4461				
D	8 mm diameter	1,179	Kg	3,300.00	3,890,700.00
E	12mm diameter	4,389	Kg	3,300.00	14,483,700.00
F	16mm diameter	2,318	Kg	3,300.00	7,649,400.00
	Sawn formwork to				
G	Vertical sides of columns	122	SM	23,500.00	2,867,000.00
H	Sides and soffits of horizontal beams	139	SM	23,500.00	3,266,500.00
J	Soffits of horizontal suspended slabs	177	SM	23,500.00	4,159,500.00
K	Edges of suspended slabs; 75 - 150mm; vertical	89	LM	7,000.00	623,000.00
	ELEMENT NO. 2 FRAME Frame			TSHS.	50,973,050.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 3 - STAIRS (Provisional)				
	Reinforced concrete grade "25" including vibrating around reinforcement				
A	Ground beams	1	CM	315,000.00	315,000.00
B	150 mm thick landing	4	SM	47,250.00	189,000.00
C	Horizontal beams	1	CM	315,000.00	315,000.00
D	Steps and string	2	CM	315,000.00	630,000.00
	Reinforcement, as described (provisional)				
	High yield square twisted reinforcement to BS 4461				
E	8mm diameter bars	24	Kg	3,300.00	79,200.00
F	12mm diameter bars	456	Kg	3,300.00	1,504,800.00
G	16mm diameter bars	67	Kg	3,300.00	221,100.00
	Sawn formwork to				
H	Vertical sides of ground beams	4	SM	23,500.00	94,000.00
J	Sides and soffits of horizontal beams	5	SM	23,500.00	117,500.00
K	Soffits of horizontal suspended landing	7	SM	23,500.00	164,500.00
L	Soffits of slopping string	16	SM	23,500.00	376,000.00
M	Edges of suspended slabs; 75 - 150mm; vertical	21	LM	4,000.00	84,000.00
N	Edges of risers; 75 - 150mm; vertical	51	LM	4,000.00	204,000.00
P	Edges of string; 330 mm maximum width; vertical; cutting to profile of steps	43	LM	4,000.00	172,000.00
	Floor Finishes				
	In-Situ finishings; cement and sand; screeded beds and backings; Mix (1:3)				
Q	30mm thick beds, floated to landing; level or to falls; to concrete base; over 300mm wide; to receive floor tiles	7	SM	6,000.00	42,000.00
R	30mm thick beds, floated to risers; level or to falls; to concrete base; 150mm high; to receive floor tiles	51	LM	1,800.00	91,800.00
S	30mm thick beds, floated to treads; level or to falls; to concrete base; 300mm wide; to receive floor tiles	33	LM	3,600.00	118,800.00
	TO COLLECTION			TSHS.	4,718,700.00
	Element No. 3 - Stairs				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	25 mm cement and sand (1:3) (sand shall be sieved black sand mixed with 30% of washed white sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
A	work to soffit of staircase landing	7	SM	6,000.00	42,000.00
B	work to slopping soffit of staircase	15	SM	6,000.00	90,000.00
C	work to slopping sides of staircase not exceeding 300m	26	LM	2,500.00	65,000.00
D	work to sides and soffits of beams	5	SM	6,000.00	30,000.00
	Tile, slab or block finishings; Non-slip coloured ceramic floor tiles (ex-Spain); BS 6431 fully vitrified, 3mm joints; symetrical layout; bedded and pointed in cement mortar; fixing with approved adhesive; grouting with approved grout				
E	300 x 300 x 10mm units to floors on cement and sand base; level or to falls only not exceeding 15 degrees from horizontal	5	SM	35,000.00	175,000.00
F	10mm thick x 300mm wide treads; butt joints; one rounded nosing with non-slip groove finish; to cement and sand base	42	LM	12,000.00	504,000.00
G	10mm thick x 150mm high risers; butt joints; to	43	LM	10,000.00	430,000.00
H	10mm thick x 330mm average high wall strings; butt joints; rounded top edge; coved bottom edge to profile of treads and risers; to cement and sand base	29	LM	15,000.00	435,000.00
J	10mm thick x 150mm high tiles skirting; butt joints; to cement and sand base	40	LM	10,000.00	400,000.00
	The followings Items are in connection with Plates, bars, sections and tubes; Stainless Steel; as per detail drawing				
K	50x2.7mm thick stainless steel mat finish pipe handrail;bent to required shape and screwed to balusters including all necessary fixing accessories	48	LM	25,000.00	1,200,000.00
L	Ditto; 37.5 x 2.7mm thick intermediate rails	61	LM	21,450.00	1,308,450.00
M	50x2.7mm thick stainless steel mat finish pipes;balusters;1000mm high 500mm c/c	41	No.	25,000.00	1,025,000.00
	TO COLLECTION Element No. 3 - Stairs			TSHS.	5,704,450.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	COLLECTION:				
	PAGE 2 / 6				4,718,700.00
	PAGE 2 / 7				5,704,450.00
	ELEMENT NO. 3 STAIRS Stairs			TSHS.	10,423,150.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 4 - WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; compressive strength 4.0N/sq.mm; in cement mortar (1:3);				
A	230mm thick walling	878	SM	31,000.00	27,218,000.00
	Supply ang fits semi unitized four way structurally glazed stick curtain walling system to Architect Approval strictly to specification :Airtight water resistant way included by wird and seismic force,comprising 150x75x5mm thick mullion 150x75x5mm thick transome both fixed at approved centres,with panes filled in with and including reflected blue double glazed units (6+16+6.76):Curved where aplicable,outer panel 6mm thick reflected high performance glass with coating on surface 16mm thick argon gas filled space and inner panel 6.76 laminated (3mm/0.76mm PVB film/3mm) clear float glass,stepped and including 10mm outerglass overlap all as per Archtect approval				
B	Curtain walling;covering over 300mm girth	31	SM	450,000.00	13,950,000.00
	ELEMENT NO. 4 WALLING			TSHS.	41,168,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 5 - ROOF CONSTRUCTION AND FINISHES				
A	Roof coverings sloping not exceeding 45 degrees from horizontal	226	M^2	34,000.00	7,684,000.00
	STRUCTURAL WOOD WORK				
B	150 x 50mm Rafters	154	M	5,000.00	770,000.00
C	150 x 50mm Tie Beam	143	M	5,000.00	715,000.00
D	100 x 50mm Struts	105	M	3,000.00	315,000.00
E	50 x 50 mm Purlins	186	M	2,500.00	465,000.00
F	150 x 50mm King post	17	M	5,000.00	85,000.00
	Roof drainage (provisional)				
G	UPVC Rainwater gutter; ring seal joints in the running length; plastic holderbats; fixing to backgrounds requiring plugging	35	M	12,000.00	420,000.00
H	100mm diameter UPVC pipe including all necessary bends and covers	69	M	8,000.00	552,000.00
J	Extra; Large radius bend	64	Nr	5,000.00	320,000.00
K	Extra; bend	64	Nr	5,000.00	320,000.00
L	Extra; rainwater shoe	64	Nr	5,000.00	320,000.00
	ELEMENT NO. 5 ROOF CONSTRUCTION AND FINISHES Roof			TSHS.	11,966,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 6 - WINDOWS				
	GLAZED FRAMED ALUMINIUM WINDOWS Supply, assemble and fix the following purpose made s; frames 155 x 60mm POWDER COATED finish; 6mm thick laminated vision glass; Mosquito gauze				
	Sliding window				
A	Overall size 2500 x 1800mm high;with equal vertical opening panes	7	No.	720,000.00	5,040,000.00
B	Overall size 800 x 900mm high;with equal vertical opening panes	2	No.	115,200.00	230,400.00
	Metal grille				
	Supply and fix mild steel grille comprising of 25 x 25 x 3mm hollow section framing, 5 x 20mm mild steel bars welded framing at 80mm centre horizontally and 150mm centre vertically; including fixing to concrete or blockwork prime and painted to fit Window Opening;				
C	Overall size 2500 x 1800mm high;with equal vertical opening panes	7	No.	360,000.00	2,520,000.00
D	Overall size 800 x 900mm high;with equal vertical opening panes	2	No.	57,600.00	115,200.00
	ELEMENT NO. 6 WINDOWS Windows			TSHS.	7,905,600.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 7 - DOORS				
	In mkongo hardwood Selected				
A	45 x 150mm Rebated Frame with two labour fixed to grounds (measured separately)	119	LM	55,000.00	6,545,000.00
B	45 x 150mm transome	13	LM	55,000.00	715,000.00
C	15 x 45mm Moulded Architrave	119	LM	4,500.00	535,500.00
D	50 x 25mm glazing baeds	28	LM	10,000.00	280,000.00
	Fillets, glazing beads and grounds; softwood; pressure impregnated Tanalith C				
E	Grounds; 10 x 100mm	119	LM	2,000.00	238,000.00
	Glass in door vent openings; 6mm thick clear sheet Glass				
F	Glass over 0.1 not exceeding 0.5 square metre	4	SM	30,000.00	120,000.00
	Prime quality Mkongo or other equal and approved Panelled doors; Hardwood selected; comprised of 44 x 125mm stiles, top and intermediate rails; 44 x 180mm bottom rails; all once grooved; open panels infilled with 38mm thick moulded hardwood panel; tounged and grooved; including all planted mouldings				
G	44mm thick; single leaf door; overall size 1000 x 2400mm high	7	No.	720,000.00	5,040,000.00
H	Ditto; Overall size 900 x 2400mm high	6	No	648,000.00	3,888,000.00
	TO COLLECTION				
	Element No. 7 - Doors			TSHS.	17,361,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ironmongery Supply and fix the following ironmongery as manufactured by "HAFELE" or other equal and approved fixed to hardwood with matching screws				
A	Three levers mortice lockset complete with furniture	7	No.	115,000.00	805,000.00
B	Two levers mortice lockset complete with furniture	6	No.	80,000.00	480,000.00
C	150x75mm brass butt hinges	20	Prs	18,000.00	360,000.00
D	38mm diameter Union rubber floor door stopper	13	No.	10,000.00	130,000.00
	Glass in openings; Body Tinted Toughened Safety Glass				
	TO COLLECTION Element No. 7 - Doors			TSHS.	1,775,000.00
	COLLECTION:				
	PAGE 2 / 14				17,361,500.00
	PAGE 2 / 15				1,775,000.00
	ELEMENT NO. 7 DOORS Doors			TSHS.	19,136,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 8 - FINISHES Wall finishes				
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
A	Walls; concrete or masonry surfaces externally	489	SM	6,500.00	3,178,500.00
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
B	Walls; concrete or masonry surfaces internally	859	SM	6,500.00	5,583,500.00
	Cement and sand (1:4) backings etc				
C	25mm thick backings to receive wall tiles (m.s)	88	SM	3,500.00	308,000.00
	Tile, slab or block finishings; coloured glazed ceramic				
D	300 x 300 x 8mm tiles to walls	88	SM	35,000.00	3,080,000.00
E	Extra over ditto for corner stainless steel iron Floor Finishes	108	LM	5,000.00	540,000.00
	Cement sand (1:3) screeds;beds etc				
F	30mm thick work to floor to receive floor tiles (m.s)	354	SM	7,500.00	2,655,000.00
G	300mm wide x 40mm thick; work to treads of steps; to receive tiles	7	LM	4,000.00	28,000.00
H	150mm high x 25mm thick; work to risers of steps; to receive tiles	12	LM	1,500.00	18,000.00
J	150mm high x 12mm thick; work to receive skirting	399	LM	1,500.00	598,500.00
	Tile, slab or block finishings in floor finishes;Ceramic Floor tiles, butt joints; laid to pattern; bedded and pointed applied on 40mm thick sand and cement on scread; fixing with approved adhesive; grouting with approved grout				
K	450 x 450 x 10mm units to to floors on cement and sand base;laid to diagonal pattern	354	SM	45,000.00	15,930,000.00
L	10mm thick x 300mm wide treads; butt joints; one rounded nosing with non slip groove finish; to cement	7	LM	15,000.00	105,000.00
M	10mm thick x 150mm high risers; butt joints; to cement and sand base	12	LM	10,000.00	120,000.00
N	150x8mm high skirting	399	LM	8,000.00	3,192,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	35,336,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ceiling Finishes				
	Gypsum ceiling board fixed to timber brandering(m/s) complete withh all necessary fittings				
A	Ceilings over 300mm wide; 600 x 600mm; all edges kerfed and rebated	177	SM	15,000.00	2,655,000.00
B	Provide for wire hangers to support ceiling grid frames; 500 - 600mm suspension height	1	Item	700,000.00	700,000.00
	Eaves ceiling; ever light plastic ceiling materials; approved size; fixiing in accordance with screw to timber base				
C	Work to eave ceilings; over 300mm	17	SM	12,000.00	204,000.00
D	Extra for access panels; 600 x 600mm	10	No.	25,000.00	250,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	3,809,000.00
	COLLECTION:				
	PAGE 2 / 17				35,336,500.00
	PAGE 2 / 18				3,809,000.00
	ELEMENT NO. 8 FINISHES Finishes			TSHS.	39,145,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 9 - PAINTING AND DECORATION				
	Painting; internal work; one coat primer; two coats of Fenomastic washable matt emulsion paint ; plastered surfaces				
A	Plastered walls internally	859	SM	6,000.00	5,154,000.00
B	Plastered landing internally	7	SM	6,000.00	42,000.00
C	Plastered inclined staircase string internally	15	SM	6,000.00	90,000.00
	Painting; external work; one coat primer; two coat weather guard paints; plastered surfaces				
D	Plastered walls externally	489	SM	7,000.00	3,423,000.00
	Prepare, and apply three coats of mahogany varnish stain as per manufacturers specifications on wood surfaces internally				
E	Frames and the like not exceeding 100mm girth	128	LM	800.00	102,400.00
F	Frames and the like over 100 but not exceeding 200mm girth	27	LM	1,600.00	43,200.00
G	Frames and the like over 200 but not exceeding 300mm girth	31	LM	2,400.00	74,400.00
H	Doors; over 300mm girth	56	SM	5,000.00	280,000.00
	Prepare, prime and apply three coats of mahogany				
J	Frames and the like not exceeding 100mm girth	21	LM	3,000.00	63,000.00
K	Frames and the like over 100 but not exceeding	6	LM	1,600.00	9,600.00
L	Doors; over 300mm girth	7	SM	3,000.00	21,000.00
	Painting; internal and external work; one coat red oxide primer ; two coats of oil based paint; iron or steel surfaces				
M	Metal grills to all windows;both sides measured once	32	SM	5,000.00	160,000.00
N	Metal grills to doors;both sides measured once	12	SM	5,000.00	60,000.00
	ELEMENT NO. 9 PAINTING AND DECORATION Painting and Decoration			TSHS.	9,522,600.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 10 - PLUMBING INSTALLATION				
	SANITARY APPLIANCES				
	Supply and fix Sanitary Appliances; as manufactured by ARMITAGE SHANKS references or equal and approved; including all connections and fixing to service and waste pipes, floors or walls where necessary as per archtectural approval				
A	W.C. Asian type; white glazed vitreous china	6	No.	250,000.00	1,500,000.00
B	Double Oval Plan shape; wash hand basin complete with accessories	8	No.	280,000.00	2,240,000.00
C	Toilet Roll holder; Ceramic; recessed; 150 x 150	6	No.	75,000.00	450,000.00
D	Soap dispencer; fixed to wall	6	No.	60,000.00	360,000.00
E	Arabian shattaf flexible pipes	6	No.	60,000.00	360,000.00
	Mirrors; polished plate glass; silvered and protected with copper backing; undercoat paint and stoved enamel; fixing to plastered backgrounds with brass screws, chromium plated domical covers and rubber sleeves and washers; fixing to backgrounds requiring plugging				
F	6mm thick mirror; 600 x 600mm high	8	No.	75,000.00	600,000.00
G	Urinal bowl in white vitreous China, push valve concealed pipe, complete with white plastic bottle	4	No.	120,000.00	480,000.00
H	Allow cost for water supply system	Item			2,000,000.00
	ELEMENT NO. 10 PLUMBING INSTALLATION			TSHS	7,990,000.00

COMMERCIAL BUILDING SUMMARY

	ELEMENTS				
1	SUBSTRUCTURES				47,351,900.00
2	FRAME				50,973,050.00
3	STAIRS				10,423,150.00
4	WALLING				41,168,000.00
5	ROOF CONSTRUCTION AND FINISHES				11,966,000.00
6	WINDOWS				7,905,600.00
7	DOORS				19,136,500.00
8	FINISHES				39,145,500.00
9	PAINTING AND DECORATION				9,522,600.00
10	PLUMBING INSTALLATION				7,990,000.00
11	ELECTRICAL INSTALLATION (PROVISIONAL)				25,000,000.00
	SUB TOTAL FOR GYM BUILDING				270,582,300.00
	ADD: VAT 18%				48,704,814.00
	TOTAL COST FOR CONSTRUCTION OF HALL BUILDING CARRIED TO GENERAL SUMMARY			**TSHS.**	**319,287,114.00**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	LODGE HALL BUILDING				
	ELEMENT NO. 1- SUBSTRUCTURE (PROVISIONAL)				
	EXCAVATION AND EARTHWORK				
A	Clean the site and removing all grasses and top soil 150mm	720	SM	1,000.00	720,000.00
B	Excavate for pits to receive bases of stanchions or the like; not exceeding 1.50 metres deep starting at stripped level	145	CM	5,500.00	797,500.00
C	Excavate foundation trench commencing at formation level and not exceeding 1.50 metres deep	455	CM	5,500.00	2,502,500.00
D	Extra over any kind of excavation for breaking up rocks and the like	32	CM	20,000.00	640,000.00
E	Earth backfilling, sand well rammed and consolidated into foundations and column pits over 300 mm thick	281	CM	3,000.00	843,000.00
F	Load up surplus excavated materials and remove from site	120	CM	7,000.00	840,000.00
G	Earth filling, imported sand to make up level well rammed and consolidated under hardcore bed	221	CM	23,000.00	5,083,000.00
	Soil stabilization				
	Disposal of water				
H	Allow for keeping excavations free from water (except spring or running water) by pumping, baling or other means necessary		Item		400,000.00
	Planking and strutting				
J	Allow for the provision and subsequent removal of planking and strutting to uphold and maintain all faces of excavations		Item		400,000.00
	Hardcore				
K	200mm Bed levelled and blinded to receive polythene membrane (measured separately)	762	SM	10,000.00	7,620,000.00
	TO COLLECTION Element No.1-Substructure			TSHS.	19,846,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Damp Proof Membrane				
A	1000 Gauge polythene damp proof membrane laid over blinded hardcore (measured separately)	762	SM	2,500.00	1,905,000.00
	Soil sterilization				
B	Aldrin 0.50% solution or other equal and approved anti-termite treatment applied at a rate of 7 litres per square metre to surfaces of compacted hardcore bed	762	SM	4,000.00	3,048,000.00
C	Ditto; at rate of 8 litres per linear metre per 300mm depth per 235mm width to backfilling to one side of wall foundations	459	LM	2,000.00	918,000.00
	CONCRETE WORK Plain concrete grade "10"				
D	50mm thick blinding	299	SM	6,900.00	2,063,100.00
	Plain concrete grade "15"				
E	Steps and the like	3	CM	150,000.00	450,000.00
	Reinforced concrete grade "20" including vibrating around reinforcement				
F	150mm thick beds	762	SM	34,500.00	26,289,000.00
	Reinforced concrete grade "25" including vibrating around reinforcement				
G	Foundations	32	CM	315,000.00	10,080,000.00
H	Ground / Plinth beam	55	CM	315,000.00	17,325,000.00
I	Columns	7	CM	315,000.00	2,205,000.00
J	Bases of column	5	CM	315,000.00	1,575,000.00
	Reinforcement, as described (provisional) High yield square twisted reinforcement to BS 4461				
K	8 mm diameter	2,339	Kg	3,300.00	7,718,700.00
L	12mm diameter	-	Kg	3,300.00	-
M	16mm diameter	3,219	Kg	3,300.00	10,622,700.00
	TO COLLECTION Element No.1-Substructure			TSHS.	84,199,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Sawn formwork to				
A	Vertical sides of column	65	SM	23,500.00	1,527,500.00
B	Vertical sides of Column bases, foundations, ground beams and the like	65	SM	23,500.00	1,527,500.00
C	Vertical edge of risers over 75 but not exceeding 150mm high	327	LM	23,500.00	7,684,500.00
D	Vertical edge of bed and the like over 75 but not exceeding 150mm high	459	LM	7,000.00	3,213,000.00
	WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; High Stregth 10 Blocks - compressive strength 8.6N/sq.mm; in cement mortar (1:3)				
E	230mm Wall	751	SM	33,000.00	24,783,000.00
	Damp proof courses				
F	Hessian based damp proof course to BS 743 type "5A" 230mm wide laid horizontally on blockwork	459	LM	1,500.00	688,500.00
	Finishes				
G	38mm Cement and sand (1:3) external rendering to con	102	SM	5,000.00	510,000.00
H	Prepare and apply one undercoat and two finishing coats of matt weather-guard paint to rendered plinth wall	102	SM	5,000.00	510,000.00
	TO COLLECTION			TSHS.	40,444,000.00
	Element No.1-Substructure				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	COLLECTION:				
	PAGE 2 / 1				19,846,000.00
	PAGE 2 / 2				84,199,500.00
	PAGE 2 / 3				40,444,000.00
	ELEMENT NO. 1 SUBSTRUCTURE Substructure			TSHS.	144,489,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 2 - FRAME (All Provisional)				
	CONCRETE WORK				
	Reinforced concrete grade "25" including vibrating around reinforcement				
A	Horizontal beams	57	CM	315,000.00	17,955,000.00
B	150mm thick suspended slab	-	SM	47,250.00	-
C	Columns	9	CM	315,000.00	2,835,000.00
	Reinforcement, as described (provisional)				
	High yield square twisted reinforcement to BS 4461				
D	8 mm diameter	2,905	Kg	3,300.00	9,586,500.00
E	12mm diameter	-	Kg	3,300.00	-
F	16mm diameter	3,599	Kg	3,300.00	11,876,700.00
	Sawn formwork to				
G	Vertical sides of columns	210	SM	23,500.00	4,935,000.00
H	Sides and soffits of horizontal beams	228	SM	23,500.00	5,358,000.00
J	Soffits of horizontal suspended slabs	-	SM	23,500.00	-
K	Edges of suspended slabs; 75 - 150mm; vertical	-	LM	7,000.00	-
	ELEMENT NO. 2 FRAME Frame			TSHS.	52,546,200.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 4 - WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; compressive strength 4.0N/sq.mm; in cement mortar (1:3);				
A	230mm thick walling	1,643	SM	31,000.00	50,933,000.00
	ELEMENT NO. 4 WALLING			TSHS.	50,933,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 5 - ROOF CONSTRUCTION AND FINISHES				
A	Roof coverings sloping not exceeding 45 degrees from horizontal	929	M^2	34,000.00	31,586,000.00
	STRUCTURAL WOOD WORK				
B	150 x 50mm Rafters	468	M	5,000.00	2,340,000.00
C	150 x 50mm Tie Beam	1,352	M	5,000.00	6,760,000.00
D	100 x 50mm Struts	994	M	3,000.00	2,982,000.00
E	50 x 50 mm Purlins	1,170	M	2,500.00	2,925,000.00
F	150 x 50mm King post	130	M	5,000.00	650,000.00
	Roof drainage (provisional)				
G	UPVC Rainwater gutter; ring seal joints in the running length; plastic holderbats; fixing to backgrounds requiring plugging	175	M	12,000.00	2,100,000.00
H	100mm diameter UPVC pipe including all necessary bends and covers	276	M	8,000.00	2,208,000.00
J	Extra; Large radius bend	256	Nr	5,000.00	1,280,000.00
K	Extra; bend	256	Nr	5,000.00	1,280,000.00
L	Extra; rainwater shoe	256	Nr	5,000.00	1,280,000.00
	ELEMENT NO. 5 ROOF CONSTRUCTION AND FINISHES Roof			TSHS.	55,391,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 6 - WINDOWS				
	GLAZED FRAMED ALUMINIUM WINDOWS Supply, assemble and fix the following purpose made s; frames 155 x 60mm POWDER COATED finish; 6mm thick laminated vision glass; Mosquito gauze				
	Sliding window				
A	Overall size 2000 x 1800mm high;with equal vertical opening panes	42	No.	288,000.00	12,096,000.00
B	Overall size 800 x 900mm high;with equal vertical opening panes	35	No.	480,000.00	16,800,000.00
C	Overall size 1500 x 1800mm high;with equal vertical opening panes	27	No	216,000.00	5,832,000.00
	Metal grille				
	Supply and fix mild steel grille comprising of 25 x 25 x 3mm hollow section framing, 5 x 20mm mild steel bars welded framing at 80mm centre horizontally and 150mm centre vertically; including fixing to concrete or blockwork prime and painted to fit Window Opening;				
C	Overall size 2000 x 1800mm high;with equal vertical opening panes	42	No.	288,000.00	12,096,000.00
D	Overall size 800 x 900mm high;with equal vertical opening panes	35	No.	480,000.00	16,800,000.00
E	Overall size 1500 x 1800mm high;with equal vertical opening panes	27	No	216,000.00	5,832,000.00
	ELEMENT NO. 6 WINDOWS Windows			TSHS.	69,456,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 7 - DOORS				
	In mkongo hardwood Selected				
A	45 x 150mm Rebated Frame with two labour fixed to grounds (measured separately)	519	LM	55,000.00	28,545,000.00
B	45 x 150mm transome	119	LM	55,000.00	6,545,000.00
C	15 x 45mm Moulded Architrave	519	LM	4,500.00	2,335,500.00
D	50 x 25mm glazing baeds	127	LM	10,000.00	1,270,000.00
	Fillets, glazing beads and grounds; softwood; pressure impregnated Tanalith C				
E	Grounds; 10 x 100mm	519	LM	2,000.00	1,038,000.00
	Glass in door vent openings; 6mm thick clear sheet Glass				
F	Glass over 0.1 not exceeding 0.5 square metre	15	SM	30,000.00	450,000.00
	Prime quality Mkongo or other equal and approved Panelled doors; Hardwood selected; comprised of 44 x 125mm stiles, top and intermediate rails; 44 x 180mm bottom rails; all once grooved; open panels infilled with 38mm thick moulded hardwood panel; tounged and grooved; including all planted mouldings				
G	44mm thick; single leaf door; overall size 1000 x 2400mm high	37	No.	720,000.00	26,640,000.00
H	Ditto; Overall size 900 x 2400mm high	29	No	648,000.00	18,792,000.00
	TO COLLECTION				
	Element No. 7 - Doors			TSHS.	85,615,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ironmongery Supply and fix the following ironmongery as manufactured by "HAFELE" or other equal and approved fixed to hardwood with matching screws				
A	Three levers mortice lockset complete with furniture	41	No.	115,000.00	4,715,000.00
B	Two levers mortice lockset complete with furniture	29	No.	80,000.00	2,320,000.00
C	150x75mm brass butt hinges	35	Prs	18,000.00	630,000.00
D	38mm diameter Union rubber floor door stopper	50	No.	10,000.00	500,000.00
	Glass in openings; Body Tinted Toughened Safety Glass				
	TO COLLECTION Element No. 7 - Doors			TSHS.	8,165,000.00
	COLLECTION:				
	PAGE 2 / 14				85,615,500.00
	PAGE 2 / 15				8,165,000.00
	ELEMENT NO. 7 DOORS Doors			TSHS.	93,780,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 8 - FINISHES Wall finishes				
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
A	Walls; concrete or masonry surfaces externally	980	SM	6,500.00	6,370,000.00
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
B	Walls; concrete or masonry surfaces internally	900	SM	6,500.00	5,850,000.00
	Cement and sand (1:4) backings etc				
C	25mm thick backings to receive wall tiles (m.s)	301	SM	3,500.00	1,053,500.00
	Tile, slab or block finishings; coloured glazed ceramic				
D	300 x 300 x 8mm tiles to walls	301	SM	35,000.00	10,535,000.00
E	Extra over ditto for corner stainless steel iron Floor Finishes	97	LM	5,000.00	485,000.00
	Cement sand (1:3) screeds;beds etc				
F	30mm thick work to floor to receive floor tiles (m.s)	762	SM	7,500.00	5,715,000.00
G	300mm wide x 40mm thick; work to treads of steps; to receive tiles	355	LM	4,000.00	1,420,000.00
H	150mm high x 25mm thick; work to risers of steps; to receive tiles	12	LM	1,500.00	18,000.00
J	150mm high x 12mm thick; work to receive skirting	1,299	LM	1,500.00	1,948,500.00
	Tile, slab or block finishings in floor finishes;Ceramic Floor tiles, butt joints; laid to pattern; bedded and pointed applied on 40mm thick sand and cement on scread; fixing with approved adhesive; grouting with approved grout				
K	450 x 450 x 10mm units to to floors on cement and sand base;laid to diagonal pattern	762	SM	45,000.00	34,290,000.00
L	10mm thick x 300mm wide treads; butt joints; one rounded nosing with non slip groove finish; to cement	355	LM	15,000.00	5,325,000.00
M	10mm thick x 150mm high risers; butt joints; to cement and sand base	12	LM	10,000.00	120,000.00
N	150x8mm high skirting	1,299	LM	8,000.00	10,392,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	83,522,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ceiling Finishes				
	Gypsum ceiling board fixed to timber brandering(m/s) complete withh all necessary fittings				
A	Ceilings over 300mm wide; 600 x 600mm; all edges kerfed and rebated	762	SM	15,000.00	11,430,000.00
B	Provide for wire hangers to support ceiling grid frames; 500 - 600mm suspension height	1	Item	700,000.00	700,000.00
	Eaves ceiling; ever light plastic ceiling materials; approved size; fixiing in accordance with screw to timber base				
C	Work to eave ceilings; over 300mm	115	SM	12,000.00	1,380,000.00
D	Extra for access panels; 600 x 600mm	55	No.	25,000.00	1,375,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	14,885,000.00
	COLLECTION:				
	PAGE 2 / 17				83,522,000.00
	PAGE 2 / 18				14,885,000.00
	ELEMENT NO. 8 FINISHES Finishes			TSHS.	98,407,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 9 - PAINTING AND				
	Painting; internal work; one coat primer; two coats of Fenomastic washable matt emulsion paint ; plastered surfaces				
A	Plastered walls internally	900	SM	6,000.00	5,400,000.00
B	Plastered landing internally	-	SM	6,000.00	-
C	Plastered inclined staircase string internally	-	SM	6,000.00	-
	Painting; external work; one coat primer; two coat weather guard paints; plastered surfaces				
D	Plastered walls externally	980	SM	7,000.00	6,860,000.00
	Prepare, and apply three coats of mahogany varnish stain as per manufacturers specifications on wood surfaces internally				
E	Frames and the like not exceeding 100mm girth	128	LM	800.00	102,400.00
F	Frames and the like over 100 but not exceeding 200mm girth	356	LM	1,600.00	569,600.00
G	Frames and the like over 200 but not exceeding 300mm girth	321	LM	2,400.00	770,400.00
H	Doors; over 300mm girth	99	SM	5,000.00	495,000.00
	Prepare, prime and apply three coats of mahogany				
J	Frames and the like not exceeding 100mm girth	21	LM	3,000.00	63,000.00
K	Frames and the like over 100 but not exceeding	6	LM	1,600.00	9,600.00
L	Doors; over 300mm girth	7	SM	3,000.00	21,000.00
	Painting; internal and external work; one coat red oxide primer ; two coats of oil based paint; iron or steel surfaces				
M	Metal grills to all windows;both sides measured once	201	SM	5,000.00	1,005,000.00
N	Metal grills to doors;both sides measured once	99	SM	5,000.00	495,000.00
	ELEMENT NO. 9 PAINTING AND DECORATION Painting and Decoration			TSHS.	15,791,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 10 - PLUMBING INSTALLATION				
	SANITARY APPLIANCES				
	Supply and fix Sanitary Appliances; as manufactured by ARMITAGE SHANKS references or equal and approved; including all connections and fixing to service and waste pipes, floors or walls where necessary as per archtectural approval				
A	W.C. Asian type; white glazed vitreous china	29	No.	250,000.00	7,250,000.00
B	Double Oval Plan shape; wash hand basin complete with accessories	39	No.	280,000.00	10,920,000.00
C	Toilet Roll holder; Ceramic; recessed; 150 x 150	29	No.	75,000.00	2,175,000.00
D	Soap dispencer; fixed to wall	29	No.	60,000.00	1,740,000.00
E	Arabian shattaf flexible pipes	29	No.	60,000.00	1,740,000.00
	Mirrors; polished plate glass; silvered and protected with copper backing; undercoat paint and stoved enamel; fixing to plastered backgrounds with brass screws, chromium plated domical covers and rubber sleeves and washers; fixing to backgrounds requiring plugging				
F	6mm thick mirror; 600 x 600mm high	39	No.	75,000.00	2,925,000.00
G	Urinal bowl in white vitreous China, push valve concealed pipe, complete with white plastic bottle	11	No.	120,000.00	1,320,000.00
H	Allow cost for water supply system	Item			8,000,000.00
	ELEMENT NO. 10 PLUMBING INSTALLATION			TSHS	36,070,000.00

PROPOSED CONSTRUCTION OF LODGE BUILDING TO BE BUILT ON PLOT No. "2067" BLOCK "A" AT KENYAITANKA, NYAMONGO IN TARIME DISTRICT COUNCIL

COMMERCIAL BUILDING SUMMARY

	ELEMENTS				
1	SUBSTRUCTURES				144,489,500.00
2	FRAME				52,546,200.00
3	STAIRS				-
4	WALLING				50,933,000.00
5	ROOF CONSTRUCTION AND FINISHES				55,391,000.00
6	WINDOWS				69,456,000.00
7	DOORS				93,780,500.00
8	FINISHES				98,407,000.00
9	PAINTING AND DECORATION				15,791,000.00
10	PLUMBING INSTALLATION				36,070,000.00
11	ELECTRICAL INSTALLATION (PROVISIONAL)				32,500,000.00
	SUB TOTAL FOR LODGE BUILDING				649,364,200.00
	ADD: VAT 18%				116,885,556.00
	TOTAL COST FOR CONSTRUCTION OF LODGE BUILDING CARRIED TO GENERAL SUMMARY			**TSHS.**	**766,249,756.00**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	BAR BUILDING				
	ELEMENT NO. 1- SUBSTRUCTURE (PROVISIONAL)				
	EXCAVATION AND EARTHWORK				
A	Clean the site and removing all grasses and top soil 150mm	375	SM	1,000.00	375,000.00
B	Excavate for pits to receive bases of stanchions or the like; not exceeding 1.50 metres deep starting at stripped level	-	CM	5,500.00	-
C	Excavate foundation trench commencing at formation level and not exceeding 1.50 metres deep	169	CM	5,500.00	929,500.00
D	Extra over any kind of excavation for breaking up rocks and the like	3	CM	20,000.00	60,000.00
E	Earth backfilling, sand well rammed and consolidated into foundations and column pits over 300 mm thick	159	CM	3,000.00	477,000.00
F	Load up surplus excavated materials and remove from site	103	CM	7,000.00	721,000.00
G	Earth filling, imported sand to make up level well rammed and consolidated under hardcore bed	71	CM	23,000.00	1,633,000.00
	Soil stabilization Disposal of water				
H	Allow for keeping excavations free from water (except spring or running water) by pumping, baling or other means necessary		Item		150,000.00
	Planking and strutting				
J	Allow for the provision and subsequent removal of planking and strutting to uphold and maintain all faces of excavations		Item		150,000.00
	Hardcore				
K	200mm Bed levelled and blinded to receive polythene membrane (measured separately)	355	SM	10,000.00	3,550,000.00
	TO COLLECTION Element No.1-Substructure			TSHS.	8,045,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Damp Proof Membrane				
A	1000 Gauge polythene damp proof membrane laid over blinded hardcore (measured separately)	355	SM	2,500.00	887,500.00
	Soil sterilization				
B	Aldrin 0.50% solution or other equal and approved anti-termite treatment applied at a rate of 7 litres per square metre to surfaces of compacted hardcore bed	355	SM	4,000.00	1,420,000.00
C	Ditto; at rate of 8 litres per linear metre per 300mm depth per 235mm width to backfilling to one side of wall foundations	125	LM	2,000.00	250,000.00
	CONCRETE WORK Plain concrete grade "10"				
D	50mm thick blinding	75	SM	6,900.00	517,500.00
	Plain concrete grade "15"				
E	Steps and the like	1	CM	150,000.00	150,000.00
	Reinforced concrete grade "20" including vibrating around reinforcement				
F	150mm thick beds	355	SM	34,500.00	12,247,500.00
	Reinforced concrete grade "25" including vibrating around reinforcement				
G	Foundations	17	CM	315,000.00	5,355,000.00
H	Ground / Plinth beam	5	CM	315,000.00	1,575,000.00
I	Columns	-	CM	315,000.00	-
J	Bases of column	-	CM	315,000.00	-
	Reinforcement, as described (provisional) High yield square twisted reinforcement to BS 4461				
K	8 mm diameter	835	Kg	3,300.00	2,755,500.00
L	12mm diameter	996	Kg	3,300.00	3,286,800.00
	TO COLLECTION Element No.1-Substructure			TSHS.	28,444,800.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Sawn formwork to				
A	Vertical sides of column	-	SM	23,500.00	-
B	Vertical sides of Column bases, foundations, ground beams and the like	-	SM	23,500.00	-
C	Vertical edge of risers over 75 but not exceeding 150mm high	83	LM	23,500.00	1,950,500.00
D	Vertical edge of bed and the like over 75 but not exceeding 150mm high	85	LM	7,000.00	595,000.00
	WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; High Stregth 10 Blocks - compressive strength 8.6N/sq.mm; in cement mortar (1:3)				
E	230mm Wall	95	SM	33,000.00	3,135,000.00
	Damp proof courses				
F	Hessian based damp proof course to BS 743 type "5A" 230mm wide laid horizontally on blockwork	106	LM	1,500.00	159,000.00
	Finishes				
G	38mm Cement and sand (1:3) external rendering to con	26	SM	5,000.00	130,000.00
H	Prepare and apply one undercoat and two finishing coats of matt weather-guard paint to rendered plinth wall	26	SM	5,000.00	130,000.00
	TO COLLECTION			TSHS.	6,099,500.00
	Element No.1-Substructure				

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	COLLECTION:				
	PAGE 2 / 1				8,045,500.00
	PAGE 2 / 2				28,444,800.00
	PAGE 2 / 3				6,099,500.00
	ELEMENT NO. 1 SUBSTRUCTURE Substructure			TSHS.	42,589,800.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 2 - FRAME (All Provisional)				
	CONCRETE WORK				
	Reinforced concrete grade "25" including vibrating around reinforcement				
A	Horizontal beams	6	CM	315,000.00	1,890,000.00
B	150mm thick suspended slab	-	SM	47,250.00	-
C	Columns	-	CM	315,000.00	-
	Reinforcement, as described (provisional)				
	High yield square twisted reinforcement to BS 4461				
D	8 mm diameter	698	Kg	3,300.00	2,303,400.00
E	12mm diameter	967	Kg	3,300.00	3,191,100.00
F	16mm diameter		Kg	3,300.00	-
	Sawn formwork to				
G	Vertical sides of columns	-	SM	23,500.00	-
H	Sides and soffits of horizontal beams	95	SM	23,500.00	2,232,500.00
J	Soffits of horizontal suspended slabs	-	SM	23,500.00	-
K	Edges of suspended slabs; 75 - 150mm; vertical	-	LM	7,000.00	-
	ELEMENT NO. 2 FRAME Frame			TSHS.	9,617,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 4 - WALLING				
	Blockwork; solid concrete blocks; BS 6073 type A; compressive strength 4.0N/sq.mm; in cement mortar (1:3);				
A	230mm thick walling	175	SM	31,000.00	5,425,000.00
	Treated timber structure, pressure impregenated complete with bolts, nuts and all fittings				
B	Timber structure comprising of 50 x 100 hardwood timber, fixed to external and internal sides of the bar as per archtect approval, complete with all fittings	299	M	25,500.00	7,624,500.00
	ELEMENT NO. 4 WALLING			TSHS.	13,049,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 5 - ROOF CONSTRUCTION AND FINISHES				
A	Roof coverings sloping not exceeding 45 degrees from horizontal	431	M^2	34,000.00	14,654,000.00
	STRUCTURAL WOOD WORK				
B	150 x 50mm Rafters	272	M	5,000.00	1,360,000.00
C	150 x 50mm Tie Beam	255	M	5,000.00	1,275,000.00
D	100 x 50mm Struts	291	M	3,000.00	873,000.00
E	50 x 50 mm Purlins	251	M	2,500.00	627,500.00
F	150 x 50mm King post	17	M	5,000.00	85,000.00
	Roof drainage (provisional)				
G	UPVC Rainwater gutter; ring seal joints in the running length; plastic holderbats; fixing to backgrounds requiring plugging	81	M	12,000.00	972,000.00
H	100mm diameter UPVC pipe including all necessary bends and covers	28	M	8,000.00	224,000.00
J	Extra; Large radius bend	55	Nr	5,000.00	275,000.00
K	Extra; bend	55	Nr	5,000.00	275,000.00
L	Extra; rainwater shoe	55	Nr	5,000.00	275,000.00
	ELEMENT NO. 5 ROOF CONSTRUCTION AND FINISHES Roof			TSHS.	20,895,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 6 - WINDOWS				
	GLAZED FRAMED ALUMINIUM WINDOWS Supply, assemble and fix the following purpose made s; frames 155 x 60mm POWDER COATED finish; 6mm thick laminated vision glass; Mosquito gauze				
	Sliding window				
A	Overall size 800 x 900mm high;with equal vertical opening panes	4	No.	115,200.00	460,800.00
	Metal grille				
	Supply and fix mild steel grille comprising of 25 x 25 x 3mm hollow section framing, 5 x 20mm mild steel bars welded framing at 80mm centre horizontally and 150mm centre vertically; including fixing to concrete or blockwork prime and painted to fit Window Opening;				
B	Overall size 800 x 900mm high;with equal vertical opening panes	4	No.	57,600.00	230,400.00
	ELEMENT NO. 6 WINDOWS Windows			TSHS.	691,200.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 7 - DOORS In mkongo hardwood Selected				
A	45 x 150mm Rebated Frame with two labour fixed to grounds (measured separately)	55	LM	55,000.00	3,025,000.00
B	45 x 150mm transome	13	LM	55,000.00	715,000.00
C	15 x 45mm Moulded Architrave	55	LM	4,500.00	247,500.00
D	50 x 25mm glazing baeds	28	LM	10,000.00	280,000.00
	Fillets, glazing beads and grounds; softwood; pressure impregnated Tanalith C				
E	Grounds; 10 x 100mm	55	LM	2,000.00	110,000.00
	Glass in door vent openings; 6mm thick clear sheet Glass				
F	Glass over 0.1 not exceeding 0.5 square metre	4	SM	30,000.00	120,000.00
	Prime quality Mkongo or other equal and approved Panelled doors; Hardwood selected; comprised of 44 x 125mm stiles, top and intermediate rails; 44 x 180mm bottom rails; all once grooved; open panels infilled with 38mm thick moulded hardwood panel; tounged and grooved; including all planted mouldings				
G	44mm thick; single leaf door; overall size 1000 x 2400mm high	9	No.	720,000.00	6,480,000.00
	TO COLLECTION Element No. 7 - Doors			TSHS.	10,977,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ironmongery Supply and fix the following ironmongery as manufactured by "HAFELE" or other equal and approved fixed to hardwood with matching screws				
A	Three levers mortice lockset complete with furniture	9	No.	115,000.00	1,035,000.00
B	Two levers mortice lockset complete with furniture	-	No.	80,000.00	-
C	150x75mm brass butt hinges	13	Prs	18,000.00	234,000.00
D	38mm diameter Union rubber floor door stopper	9	No.	10,000.00	90,000.00
	Glass in openings; Body Tinted Toughened Safety Glass				
	TO COLLECTION Element No. 7 - Doors			TSHS.	1,359,000.00
	COLLECTION:				
	PAGE 2 / 14				
	PAGE 2 / 15				10,977,500.00
					1,359,000.00
	ELEMENT NO. 7 DOORS Doors			TSHS.	12,336,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 8 - FINISHES Wall finishes				
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
A	Walls; concrete or masonry surfaces externally	56	SM	6,500.00	364,000.00
	25 mm cement and sand (1:3) (sand shall be sieved approved and washed sand) with Expamet G.I Mesh at junctions of different finishes and over conduits and angle beads to all edges and corners to:-				
B	Walls; concrete or masonry surfaces internally	69	SM	6,500.00	448,500.00
	Cement and sand (1:4) backings etc				
C	25mm thick backings to receive wall tiles (m.s)	47	SM	3,500.00	164,500.00
	Tile, slab or block finishings; coloured glazed ceramic				
D	300 x 300 x 8mm tiles to walls	47	SM	35,000.00	1,645,000.00
E	Extra over ditto for corner stainless steel iron Floor Finishes	55	LM	5,000.00	275,000.00
	Cement sand (1:3) screeds;beds etc				
F	30mm thick work to floor to receive floor tiles (m.s)	225	SM	7,500.00	1,687,500.00
G	300mm wide x 40mm thick; work to treads of steps; to receive tiles	7	LM	4,000.00	28,000.00
H	150mm high x 25mm thick; work to risers of steps; to receive tiles	12	LM	1,500.00	18,000.00
J	150mm high x 12mm thick; work to receive skirting	119	LM	1,500.00	178,500.00
	Tile, slab or block finishings in floor finishes;Ceramic Floor tiles, butt joints; laid to pattern; bedded and pointed applied on 40mm thick sand and cement on scread; fixing with approved adhesive; grouting with approved grout				
K	450 x 450 x 10mm units to to floors on cement and sand base;laid to diagonal pattern	225	SM	45,000.00	10,125,000.00
L	10mm thick x 300mm wide treads; butt joints; one rounded nosing with non slip groove finish; to cement	7	LM	15,000.00	105,000.00
M	10mm thick x 150mm high risers; butt joints; to cement and sand base	12	LM	10,000.00	120,000.00
N	150x8mm high skirting	119	LM	8,000.00	952,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	16,111,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Ceiling Finishes				
	Gypsum ceiling board fixed to timber brandering(m/s) complete withh all necessary fittings				
A	Ceilings over 300mm wide; 600 x 600mm; all edges kerfed and rebated	-	SM	15,000.00	-
B	Provide for wire hangers to support ceiling grid frames; 500 - 600mm suspension height	1	Item	700,000.00	700,000.00
	Eaves ceiling; ever light plastic ceiling materials; approved size; fixiing in accordance with screw to timber base				
C	Work to eave ceilings; over 300mm	17	SM	12,000.00	204,000.00
D	Extra for access panels; 600 x 600mm	10	No.	25,000.00	250,000.00
	TO COLLECTION Element No. 8 - Finishes			TSHS.	1,154,000.00
	COLLECTION:				
	PAGE 2 / 17				16,111,000.00
	PAGE 2 / 18				1,154,000.00
	ELEMENT NO. 8 FINISHES Finishes			TSHS.	17,265,000.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 9 - PAINTING AND DECORATION				
	Painting; internal work; one coat primer; two coats of Fenomastic washable matt emulsion paint ; plastered surfaces				
A	Plastered walls internally	69	SM	6,000.00	414,000.00
B	Plastered landing internally	-	SM	6,000.00	-
C	Plastered inclined staircase string internally	-	SM	6,000.00	-
	Painting; external work; one coat primer; two coat weather guard paints; plastered surfaces				
D	Plastered walls externally	56	SM	7,000.00	392,000.00
	Prepare, and apply three coats of mahogany varnish stain as per manufacturers specifications on wood surfaces internally				
E	Frames and the like not exceeding 100mm girth	55	LM	800.00	44,000.00
F	Frames and the like over 100 but not exceeding 200mm girth	27	LM	1,600.00	43,200.00
G	Frames and the like over 200 but not exceeding 300mm girth	31	LM	2,400.00	74,400.00
H	Doors; over 300mm girth	56	SM	5,000.00	280,000.00
	Prepare, prime and apply three coats of mahogany				
J	Frames and the like not exceeding 100mm girth	21	LM	3,000.00	63,000.00
K	Frames and the like over 100 but not exceeding	6	LM	1,600.00	9,600.00
L	Doors; over 300mm girth	7	SM	3,000.00	21,000.00
	Painting; internal and external work; one coat red oxide primer ; two coats of oil based paint; iron or steel surfaces				
M	Metal grills to all windows;both sides measured once	32	SM	5,000.00	160,000.00
N	Metal grills to doors;both sides measured once	12	SM	5,000.00	60,000.00
	ELEMENT NO. 9 PAINTING AND DECORATION Painting and Decoration			TSHS.	1,561,200.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO. 10 - PLUMBING INSTALLATION				
	SANITARY APPLIANCES				
	Supply and fix Sanitary Appliances; as manufactured by ARMITAGE SHANKS references or equal and approved; including all connections and fixing to service and waste pipes, floors or walls where necessary as per archtectural approval				
A	W.C. Asian type; white glazed vitreous china	6	No.	250,000.00	1,500,000.00
B	Double Oval Plan shape; wash hand basin complete with accessories	8	No.	280,000.00	2,240,000.00
C	Toilet Roll holder; Ceramic; recessed; 150 x 150	6	No.	75,000.00	450,000.00
D	Soap dispencer; fixed to wall	6	No.	60,000.00	360,000.00
E	Arabian shattaf flexible pipes	6	No.	60,000.00	360,000.00
	Mirrors; polished plate glass; silvered and protected with copper backing; undercoat paint and stoved enamel; fixing to plastered backgrounds with brass screws, chromium plated domical covers and rubber sleeves and washers; fixing to backgrounds requiring plugging				
F	6mm thick mirror; 600 x 600mm high	8	No.	75,000.00	600,000.00
G	Urinal bowl in white vitreous China, push valve concealed pipe, complete with white plastic bottle	4	No.	120,000.00	480,000.00
H	Allow cost for water supply system	Item			2,000,000.00
	ELEMENT NO. 10 PLUMBING INSTALLATION			TSHS	7,990,000.00

COMMERCIAL BUILDING SUMMARY

	ELEMENTS				
1	SUBSTRUCTURES				42,589,800.00
2	FRAME				9,617,000.00
3	STAIRS				-
4	WALLING				13,049,500.00
5	ROOF CONSTRUCTION AND FINISHES				20,895,500.00
6	WINDOWS				691,200.00
7	DOORS				12,336,500.00
8	FINISHES				17,265,000.00
9	PAINTING AND DECORATION				1,561,200.00
10	PLUMBING INSTALLATION				7,990,000.00
11	ELECTRICAL INSTALLATION (PROVISIONAL)				10,000,000.00
	SUB TOTAL FOR BARBUILDING				135,995,700.00
	ADD: VAT 18%				24,479,226.00
	TOTAL COST FOR CONSTRUCTION OF BAR BUILDING CARRIED TO GENERAL SUMMARY			**TSHS.**	**160,474,926.00**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	EXTRNAL WORKS				
	HARD LAND SCAPE Excavation and Earthworks				
A	Clear site to remove bushes, shrubs, small trees and the like	3,600.00	m²	2,000.00	7,200,000.00
B	Excavate oversite average 150mm deep to remove top soil;cart away	3,600	m^2	2,000.00	7,200,000.00
C	Excavate to reduce levels	1,801	m^3	3,500.00	6,303,500.00
D	Imported earth filling well rammed and consolidated to make up levels (provisional)	741	m^3	9,500.00	7,039,500.00
	<u>Hardcore</u>				
E	200mm Bed levelled and blinded to receive polythene membrane (measured separately)	2,376	SM	10,000.00	23,760,000.00
	Concrete works <u>Reinforced concrete grade "20" including vibrating around reinforcement</u>				
F	200mm thick Slabs	3,439	SM	50,000.00	171,950,000.00
G	BRC Wiremesh ref A242	3,421	SM	24,500.00	83,814,500.00
	Precast concrete; normal; grade "20"				
H	Precast concrete chamfered kerbstone 150x450mm including 100 x 75mm plain concrete (1:3:6) base and necessary earthworks	240	m	5,500.00	1,320,000.00
	To collections				308,587,500.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Planting Grass				
A	Rake soil to a fine tilth and fertilize with approved imported black garden soil mixed with manure at (1:6) ratio spread and level on site average 150mm thick	640	m^2	1,500.00	960,000.00
B	Rake filled soil, bring to a fine tilth, set approved grass plants at 200mm centers both ways and maintain until well established	640	m^2	8,000.00	5,120,000.00
	Provide and plant trees as per architect specifications including digging hole, providing black garden soil mixed with manure at (1:6); maintain until establishment				
C	Approved trees and shrubs	25	Nr	18,500.00	462,500.00
D	Approvedshrubs	150	m^2	6,000.00	900,000.00
					7,442,500.00
	To Collection				
	COLLECTION				
	Page 5//1				308,587,500.00
	Page 5//2				7,442,500.00
					316,030,000.00
	SUB TOTAL TO SUMMARY				
	ADD: VAT 18%				56,885,400.00
	EXTERNAL WORKS CARRIED TO SUMMARY PAGE			TSHs	372,915,400.00

ITEM	DESCRIPTIONS	QTY	UNIT	RATE (T.SHS)	AMOUNT (T.SHS)
	SWIMMING POOL				
	EXCAVATION AND EARTHWORK				
A	Excavate oversite to remove vegetable soil average 150mm deep and stock pile for future use.	105	m2	2,000.00	210,000.00
B	Excavate below ground level for pits not exceeding 1.5m deep including working space allowance	107	m3	7,000.00	749,000.00
C	Excavate below ground level for pits over 1.5m but not exceeding 3m deep including working space allowance	12	m3	10,500.00	126,000.00
D	Extra over any kind of excavation for breaking up rock, and the like	18	m3	30,000.00	535,500.00
E	Load up surplus excavated material and remove from site	30	m3	15,000.00	450,000.00
F	150mm thick granual material, leveling and compact excavations to make up level	92	m2	10,000.00	920,000.00
G	Backfilling of excaveted materials around pits	89	m3	5,000.00	445,000.00
	Hardcore ; imported stone				
	200 mm.thick beds ; compacting ; blinding to receiveplastic water proof membrane				
H	level ; on compacted natural ground	0	m2		0.00
	Disposal of water				
I	Allow for keeping all excavations irrespective of depth free from general surface water, spring or running water by pumping, baling or by other means necessary		Item		100,000.00
	Planking and strutting				
J	Allow for the provision and subsequent removal of planking and strutting to uphold and maintain all faces of excavations irrespective of depths and ground conditions		Item		100,000.00
	Concrete Work				
	Normal; mix Grade 10 at 28 days - 19mm aggregate vibrated strenght 10N/mm2 at 28 days				
K	50mm thick blinding	102	m2	10,500.00	1,071,000.00
	To Collection			TShs	4,706,500.00

ITEM	DESCRIPTIONS	QTY	UNIT	RATE (T.SHS)	AMOUNT (T.SHS)
	SWIMMING POOL CONT'D				
	Reinforced Concrete grade "25" including vibrating around reinforcement				
A	200mm thick concrete floor slab	105	m2	70,000.00	7,350,000.00
B	100mm thick concrete walls	25	m2	35,000.00	875,000.00
C	Concrete step	5	m3	350,000.00	1,750,000.00
	High tensile hot rolled deformed steel bar reinforcement to B.S 4449:1969				
D	High tensile steel reinforcement bars in all diameters	4,407	Kg	3,500.00	15,424,500.00
	Sundries				
	Damp-proof membrane				
E	4mm index sidia Bituthene damp-proof membrane, laid with 200 mm side and end laps on blinded hardcore to receive concrete	105	m2	3,000.00	315,000.00
	WALLING				
	Blockwork				
	Solid concrete blocks to B.S. 6073 Type 'A' bedded andjointed in cement mortar (1:3)				
F	150mm thick	25	m2	35,000.00	875,000.00
	Sawn Formwork				
G	to vertical sides Bases	5	m2	30,000.00	150,000.00
H	to vertical sides walls	25	m2	30,000.00	750,000.00
J	to vertical sides of steps	3	m2	30,000.00	90,000.00
	To Collection			TShs	27,579,500.00

ITEM	DESCRIPTIONS	QTY	UNIT	RATE (T.SHS)	AMOUNT (T.SHS)
	FINISHING				
A	20mm thick render to wall with cement mortar and Radcon or similar to receive mosaic tiles	200	m2	8,000.00	1,600,000.00
B	35mm thick render to floor with cement mortar and Radcon or similar to receive mosaic tiles	245	m2	9,000.00	2,205,000.00
C	35mm thick render to floor with cement mortar to receive Terracota tiles	73	m2	9,000.00	657,000.00
D	Fixing 300 x 50mm precast - concrete copping (bull nosed on side) around swimming pool	45	m	30,000.00	1,350,000.00
E	Water profing specification proof to floor by specialist	245	m2	40,000.00	9,800,000.00
F	Water profing specification proof to wall by specialist	200	m2	40,000.00	8,000,000.00
G	Mosaic floor tile	245	m2	70,000.00	17,150,000.00
H	Mosaic wall tiles	200	m2	70,000.00	14,000,000.00
J	Terracota tiles (around swimming pool)	73	m2	50,000.00	3,650,000.00
	Provisional sums				
K	Allow cost for electrical installations	1	Item	2,000,000.00	2,000,000.00
L	Allow cost for plumbing installations	1	Item	20,000,000.00	20,000,000.00
	To Collection			TShs	80,412,000.00
	COLLECTION				
	Page	1			4,706,500.00
	Page	2			27,579,500.00
	Page	3			80,412,000.00
	CARRIED TO SUMMARY			TSHS	**112,698,000.00**

GENERAL SUMMARY FOR THE WHOLE PROJECT

Bill No.	Description	Amount (TSHS)
1	**PRELIMINARIES**	
2	**PRIME COSTS AND PROVISIONAL SUMS**	622,500,000.00
3	**MEASURED WORKS**	
	I. GYM BUILDING	993,317,923.00
	II. HALL BUILDING	319,287,114.00
	III. LODGE BUILDING	766,249,756.00
	IV. BAR BUILDING	160,474,926.00
4	EXTERNAL WORKS	372,915,400.00
5	SWIMMING POOL	112,698,000.00
	GRAND TOTAL CONSTRUCTION COST ESTIMATE (Tshs) FOR THE WHOLE PROJECT (VAT INCLUSIVE)	**3,347,443,119.00**

GENERAL SUMMARY FOR WORK DONE AND REMAINED

GENERAL SUMMARY					
Bill No.	**Description**	**Percentage of work done**	**Amount Done**	**Amount Remained (TSHS)**	**Total Amount**
	PRELIMINARIES				
	PRIME COSTS AND PROVISIONAL SUMS	52%	323,700,000.00	298,800,000.00	622,500,000.00
	MEASURED WORKS				
	I. GYM BUILDING	68%	675,456,187.64	317,861,735.36	993,317,923.00
	II. HALL BUILDING	65%	207,536,624.10	111,750,489.90	319,287,114.00
	III. LODGE BUILDING	100%	766,249,756.00	-	766,249,756.00
	IV. BAR BUILDING	70%	112,332,448.20	48,142,477.80	160,474,926.00
	EXTERNAL WORKS	50%	186,457,700.00	186,457,700.00	372,915,400.00
	SWIMMING POOL	50%	56,349,000.00	56,349,000.00	112,698,000.00
	TOTAL COST OF THE PROJECT		**2,328,081,715.94**	**1,019,361,403.06**	**3,347,443,119.00**

GENERAL SUMMARY FOR WORK DONE AND REMAINED

GENERAL SUMMARY

Bill No.	Description	Percentage of work done	Amount Done	Amount Remained (TSHS)	Total Amount
	PRELIMINARIES				
	PRIME COSTS AND PROVISIONAL SUMS	52%	323,700,000.00	298,800,000.00	622,500,000.00
	MEASURED WORKS				
	I. GYM BUILDING	68%	675,456,187.64	317,861,735.36	993,317,923.00
	II. HALL BUILDING	65%	207,536,624.10	111,750,489.90	319,287,114.00
	III. LODGE BUILDING	100%	766,249,756.00	-	766,249,756.00
	IV. BAR BUILDING	70%	112,332,448.20	48,142,477.80	160,474,926.00
	EXTERNAL WORKS	50%	186,457,700.00	186,457,700.00	372,915,400.00
	SWIMMING POOL	50%	56,349,000.00	56,349,000.00	112,698,000.00
	TOTAL COST OF THE PROJECT		**2,328,081,715.94**	**1,019,361,403.06**	**3,347,443,119.00**

NOTE:

The whole of the work contained in these Bills of Quantities is measured in accordance with the Standard Methods of Measurements of Building Works for East Africa– metric edition October 1970 published by the Architectural Association of Kenya and Chapter of Quantity Surveyors; and such measurements and descriptions contained in these Bills shall be deemed to be full and sufficient for the purpose of these Estimates, subject to the corrections of omissions and errors in accordance with Clause 12(2) of the Conditions of Contract (EA)