Africa Association of Quantity Surveyors

PRICING DATA QUESTIONNAIRE
CONSENSUS OPINION OF A GROUP OF PRACTICES

1. GENERAL INFORMATION

1.1 Name of practices in group submission

1.	Archbill Consultants Ltd
2.	Miradi Consultants
3.	Songa Ogoda
4.	Integrated YMR
5.	Mwashinga & Associates
6.	Tana & Associates
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1.2 Name of person completing questionnaire: PETER S. KARIUKI

1.3 Tel: +254 (Country code) 722 (Area code) 521659 (Number) Fax: (Country code) (Area code) (Number)

E-mail: psk@archbillconsultants.com

1.4 Date of prices (rates): 5th November (day & month) **2015** (year)

1.5 Locality: NAIROBI (place) KENYA (country)

1.6 Value added tax (VAT) / general sales tax / levies: 16.0 % (VAT) ; (Other) **%**

1.7 In which currency are you providing the prices (rates): KENYAN SHILLINGS

1.8 Expected escalation in tender prices in the stated currency after the date in 1.4 (may or may not be the same as 1.9): 2.4 % (First 12 months) ; **3.2** **%** (**Next 12 months**)

1.9 Expected escalation in building cost during building period in the stated currency after the date in 1.4 (may or may not be the same as 1.8): 2.4 % (First 12 months) ; **3.3** **%** (**Next 12 months**)

1.10 Exchange rate of local currency at relevant date One US$ = 97.43
(average trend - ignore abnormal volatility)

2. PROFILE OF DEVELOPMENT AND RATES (PRICES)

2.1 The profile of the development for which prices (rates) are required is an A-grade four story office park development with approximately 10,000 m² (gross building area) of offices and 8,000 m² of basement parking on two basement levels. The buildings have reinforced concrete flat roof

2.2 A-grade is defined as being fully air conditioned and with high quality finishes

2.3 Rates (prices) are to be current market rates (prices) at the date stated and are to include for the cost of materials, waste, duties, transport, labour, plant and contractor's overheads and profit but should exclude any allowance for fluctuation (escalation), preliminaries, contingencies and VAT (or general sales tax)

2.4 The pricing levels should be for contractors who are capable of erecting a building of this size in a reasonable time whilst adhering to international quality

2.5 Note that information on preliminaries charges are called for separately

3. BILLS OF QUANTITIES RATES

	The following are rates (prices) related to typical bills of quantities items:		Rate (excl VAT)
3.1	Excavation in earth for basement and deposit on site	m³	400.00
3.2	30MPa/19mm reinforced concrete slabs including beams and inverted beams (excluding reinforcement and formwork)	m³	13 500.00
3.3	Rough formwork to soffits of concrete slabs approximately 25 thick including propping up (excluding concrete and reinforcement)	m²	435.00
3.4	High tensile steel reinforcement for concrete structure (excluding concrete and formwork)	ton	123 700.00
3.5	One brick/225mm blockwork (or usual external wall superstructure walling (excluding	m²	1 700.00
3.6	Bituminous membrane waterproofing to flat roofs	m²	1 870.00
3.7	Partitions comprising aluminium frame with gypsum plasterboard both sides (excluding doors)	m²	8 700.00
3.8	500 x 500mm Superior quality carpet tiles on screeded (excluding screed)	m²	4 900.00
3.9	Steel roof trusses including rafters, rails, struts, braces, etc	ton	264 600.00
3.10	Internal cement plaster with gypsum or equivalent finish to or blockwork walls	m²	320.00
3.11	"Marmoran"/"Gamma Zenith" or similar sprayed on finish to external plastered walls (excluding external plaster)	m²	1 080.00

3.12	600 x 600mm Glazed porcelain floor tiles fixed with to screed (excluding screed)	m²	3 080.00	
3.13	One coat plaster primer and two coats acrylic (waterbased) on internal plastered walls	m²	290.00	
3.14	Profit and attendance (together) on subcontracts nominated or selected by the employer (this is not for domestic subcontracts)		5.0	%

4. **COMPONENT RATES**

The following items are not related to typical bills of quantities items but are derived from groupings of items:

4.1	Allowance for preliminaries including the cost of site establishment, plant and equipment and site management (expressed as a percentage of the total contract sum)		4.7	%
4.2	Powder coated aluminium shopfronts with clear laminated safety glass, including doors (but excluding rotating doors), ironmongery, sealant strips, etc	m²	11 650.00	
4.3	Complete electrical installation for the entire development including generators where generally applicable but excluding electronic installations such as access control, CCTV installations and building management systems, etc (expressed as a price (rate) per the gross building area of	m²	7 000.00	
4.4	Complete internal plumbing installation including geysers, sanitary fittings with taps, service pipes, traps, etc and including all water and waste pipes but excluding external plumbing and drainage (expressed as a price (rate) per sanitary point)	No	70 000.00	
4.5	Lift with 6 stops, approximately 1,60m/s speed and 13 capacity	No	5 400 000.00	
4.6	Complete central VRV (variable refrigerant volume) air conditioning installation to offices (expressed as a price per air conditioned office area) (excluding mechanical to basements)	m²	5 250.00	