

ID No.1	<p>The Proposed Karen Hostels and Conference for the Generalate of Sisters of St. Joseph , entails <i>data collection and physical condition</i> assessment of the site located off Kombe Road Kareh Hardy, Nairobi County of Coordinates [$1^{\circ}20'57.78^{\circ}$ $36^{\circ}44'30.57^{\circ}$E] for <i>a program massing & coding</i> of a Sacred Hostel <i>space, scale & development</i> while responding to <i>site(s) context planning & development</i> regulations. The proposed Sacred Hostel seeks to incorporate <i>sustainable built environment</i> principles while leveraging on contemporary [modern and postmodern] <i>building science & technology in Environmental Engineering</i> of (or) building <i>Form, Function & Element</i> towards a <i>Construction Estates & Management</i> that is cognitive and responsive. Among other things, upon the feasibility study outline, the Program Contents include the following: A 132 Pax Conference Facility, A commercial Kitchen, A Laundry, Ablutions and a 48 Pax hostel.</p>
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The Hostel should be designed using formal systems of geometry with a good composition (in plan, elevation or spatial arrangement) conformed to an harmonious canon. The geometric system to take preference for the right angle. The three-dimensional tension in a Cube/Circle with a recombination into a synthetised entity as opposed to original distortion. The plans to be spatially linked, open, logical, functionally knitted yet informal with the expression in their mass and volume, in materials and fenestration based on Wrightian Organic Principles and Character. Where necessary, introduce Civil Scale in harmony with the monumental thought that the foundation lies in the nature of materials, and in the human scale. The design should appear to be a single thing, such as a building, such as a landscape, expressing internal connections and the composition. Include the following Wrightian design concepts: bands having horizontal continuity and a "fringe" between the windows; the windows and eaves of the building to be constructed in the same fashion as the windows evocative of Unity Temple. Effectively offset the traditional verticality, the forms ought to be vertical, the forms ought to be vertical, with Functions however, being individual whilst appreciating the variegatedness and diversity of the individual just as truly expressed and seen in nature. A hand in forms of the same form in all individuals but it can be used differently by each individual. Hence the sun in its functions of producing light.

The Proposed Building Form to be true in and by suggesting its materiality. Where there exists culture [Luhya], Apply foreign doctrines and principles only to advance and develop it whilst resisting the temptation to replace it. [crit]. Architecture committed to capitalism and not communist ideals as enshrined in mass housing. Advice, where necessary, that an different character is achieved in architecture through the logical development of new materials, based on an understanding of how they [materials] behave; where appropriate, their self-color should be expressed; the plan should grow from the requirements of the client, lending itself to "fluent and practical execution"; and maximum work should be demanded from the machine in line with application of new materials, new methods, new constructions in conforming to new demands.

Maxims		"Form Functions [Functional form]"-Akem	
	Science of Nature	Art of Humanity	Essence of Science/art
1	Function (mind)	Form (body)	Form/Function (soul)
2	Unique (Design Environment:Function)	Iconic (Design Environment:Time)	Symbolism i.e. Name (Social environment: Reality)
3	Sustainable (Natural Environment:Energy)	Identity (Social Environment:Form)	
4	Healing (Natural Environment:Purpose)	Originality (E/T Environment: Imagination)	

ID NO.4

Once the Project Design has been reviewed and approved by the client, we shall proceed into the details of the whole proposal to establish what it'll take to successfully complete the project. This part will highlight the technical requirements, legal requirements, procurement options, the project programme, plus the surviving strategies that come after construction.

a) Project Constraints

The project objectives are subject to the following constraints:-

1. The Findings on the Site Parameters are established.
2. The Statutory requirements and client's adherence or deviation as such.
3. The baseline norms as executed and practiced in the surrounding environment.
4. Project compliance and resources allocation.

b) Project Options

The project options are factored by the resources allocated to it by both the design team and the client. It will be accurate to note that the project quality will vary based on the resources allocated to it.

The design selection activities for the optimal resource achieving the project objectives while attempting to minimize project constraints. Despite varying in the level of detail at its predecessor, the typology accounts largely for the architectural design effects.

The objective is simple, less detailed and accounting for the minimum resources allocated to the project. The design approach ensures sustainable development and spatial configuration that seeks to produce a program form that conforms to functional form.

The design team's design activities for the limited resources by preserving the industry baseline norm. The design approach ensure reduced carbon footprint in the design process by application of minimum remodelling in expression in pre-empting by mapping plans in client brief.

Certification

The design team or consultant has a single stakeholder herein being the client. The client intends to finance the project periodically. That said, the foregoing statement shall not be construed to imply any limitation regarding project stakeholders. This may be and is subject to change.

Requirement

Consolidated upon mobilisation as stated elsewhere. A project profile, console and Portfolio link shall be issued for correspondences, project progress tracking, coordination and processing. This will be useful throughout the project cycle and shall be implemented working on the project through the entire portal.

Action, Methodology Statement-Description of Approach, Methodology and Work Plan for Performing Assignment

MINIARY & OUTLINE DESIGN STAGE

The following activities will be carried out -
design brief of Project requirements
spatial preliminary designs: Outline layouts
primary cost estimates by the Project Quantity Surveyor
can Clients approval and comments

DESIGN STAGE(FINAL DESIGN STAGE)

The design stage will take place -
development incorporating any changes and comments made by the Client at the end of preliminary outline stage
the schematic design drawings with adequate information for submission to local authorities for approval.
tion of all Engineering and Environmental inputs into the design
of the scheme designed in local authorities and other statutory bodies for approval.
ion of Environmental Impact Assessment report to the National Environment Management Authority (NEMA).

ED DESIGNS, PRODUCTION DRAWINGS AND TENDER DOCUMENTATION STAGE

This stage shall consist of the following activities -
of detailed production (working) drawings for use by the Quantity Surveyor to prepare Bills of Quantities
Bills of Materials and Civil Engineering Drawings
Bills of Quantities for Building and Civil Works
Bills of Quantities for Electrical and Mechanical Works
ents approval

ACTION AND TECHNICAL EVALUATION

(any happens earlier so as to compress the activities) During this stage, the following activities will be carried out -
approval of the prefabricated Containers
prefabricated Containers to tender
enders
ation of the tenders received
tendments to the Client for award of tender
CONSTRUCTION WORKS
The following activities will take place -
tion and award of the tender (s) by the Client
tion by the Contractor
and commencement of the works
tion in the identification and employment of a Clerk of Works to conduct day to day supervision
ing monthly site meetings and periodical site inspections.
ment Valuations by the Quantity Surveyor and issuance of Interim Payment Certificates for payment to the Contractor.
entifies

TENDERS LIABILITY PERIOD

The works have been completed and the keys handed over to the Developer (Client) for use, the Consultants will do the following -
to ensure that the building complies with the relevant building standards for inclusion of the new buildings in the National Buildings Register
maintenance and operations manual
monitor the performance of the new buildings for a period of 6 months and record any defects due to shrinkage or poor workmanship
such defects at his own cost
the Certificate of Making Good Defects and release the Contractor of his/her contractual obligations.

ID NO.2	<p>1. Introduction The Proposed Development is a commercial building classified as a Sacred; Institutional- Hostel Typology. Located off Kombe Road, Karen Hardy, Nairobi County County .</p> <p>a) Project Scope The project entails formulation of a client brief for the proposal, and a feasibility study/analysis including pre-contract stages A-C. The Architect is to in consideration with the client's input generate the project brief and feasibility study which upon approval by client shall inform the design process whose outcomes should culminate in submission of drawings to necessary authorities for approvals. The Architect shall guide the client throughout the process whilst liaising with the other consultants in the design team as the lead consultant.</p>
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- ## Introduction
- The Proposed Development is a commercial building classified as a Sacred, Institutional-Hostel Typology. Located off Kombe Road, Karen Hardy, Nairobi County .
- ### Project Scope
- a) The project entails formulation of a client brief for the proposal, and a feasibility study/analysis including pre-contract stages A-C. The Architect is to in consideration with the client's input generate the project brief and feasibility study which upon approval by client shall inform the design process whose outcomes should culminate in submission of drawings to necessary authorities for approvals. The Architect shall guide the client throughout the process whilst liaising with the other consultants in the design team as the lead consultant.
- b) **Project Objectives**
- The consultancy seeks to achieve the following deliverables before, during and after the design process and construction period upon engagement by the client.
- A sustainable design conscious of environmental and macro and micro transboundary ecosystems. Here the consultancy will work towards a design that minimises the impact of the project to the environment whilst upholding the principle of inter-generational equity. Building Environment by:
1. A Climate Action mitigation and adaptation plan in response to climate change in response to determinable contributions by giving considerations to the MSWALI (Management of Space, Water, Air & Land for Inter-generational-Equity) Rating system requirements.
 2. To achieve Energy Efficiency, the project shall account for its energy footprint and therefore reduce the construction industry's impact on depleting natural resources whilst leveraging on building science and technologies.
 3. Working based on the nature of assignment, with specialty sub-contractors and sub-consultants whose tailored services and expertise provides responsive solutions, our design deliverables are to be premised on the spatial and design maxims that articulate, conceptualize and conceive built systems as elements of nature whose expression is naturally extensive. The University in the approach has a coherent interpretation of reality and existence aimed at designing functional spaces whilst acknowledging spatial utility articulated by form and user experiences and expressions. The Maxims of design upon which our philosophy is founded are; Iconism, Symbolism, Sustainability, Originality, Uniqueness, Identity and Healing.
 4. The desired and preferred design outcome is a functional form contextualised in the foregoing objectives.
5. Establish and create a strategy on the best land use in maximizing project profits and benefits to client(s) and community in commercial design.
6. Establish Zoning Regulations Applicable building codes and Professional Standards in Nairobi Physical Planning Requirements and any other national legal instruments applicable in the country's Land Use and Density whilst considering factors including the terrain, infrastructure and current socio-political aspects in building and construction.
7. Prepare a Site Inventory Sketch to determine what type of design can be achieved.
8. Determine if the project proforma (based on the financial assumptions or projections obtained from the building and construction costs estimates) can be built/[Applicable] or sold or leased to create the profit expected by investors. The proforma should center specifically on the architectural component.
9. Review Economic, legal, technological, scheduling and operational factors of the building itself to determine if the project is actually viable.
10. Assess all relevant market opportunities, the best approach to take in pursuit of the building project.
11. Determine the technical component including all the professionals and expertise needed and required beforehand and during construction, the potential problems and risks that might develop in pursuit of the building project, the funding required to complete the construction project; and all the statutory construction approvals required including the relevant planning guidelines applicable to the project, building plan approval costs, and the project budget relative to the client's requirements.
12. Assess the impact of various physical and locational factors on the project.
13. Provide the procurement options.
14. Determine the project programme and the accompanying schedule of tasks.
15. Project all operational and maintenance issues before, during, and after the building project.
16. Project the potential cash flow during and after the construction project.
17. Project the potential positive and negative outcomes of the building project
- c) **Project Criteria**
- The feasibility Study will employ the following criteria to achieve its project objectives:
1. Consultants to assess all the client requirements.
 2. Conduct thorough site appraisal (analysis and assessments)
 3. Compare similar developments in the area(Benchmark any other relevant similar project in the location).
 4. Analyze market opportunities.
 5. Review all legal considerations.
 6. Define the technical requirements
 7. Develop suitable architectural outline designs
 8. Review preliminary bills of quantities
 9. Compile a comprehensive feasibility study report that meets client expectation through a client breakdown of all the relevant figures and projections that are critical parameters in influencing the construction project, accompanied by factual development recommendations as guidelines on how to optimize the construction process for the best possible balance between quality, building costs, and project ROI.
- The Work Plan will entail;
1. Meeting with the clients and discuss their ideas, their needs and wants.
 2. Visiting the site to conduct an initial site assessment before creating Preliminary (Outline) designs and accompanying photo montages of the proposed development. In an effort to keep costs low the design is not overly detailed but will incorporate the basic principles.
 3. The preliminary design as the basis to explore the feasibility for the project before detailed costly and complex drawings, surveys and accompanying reports are undertaken. The preliminary design undertaken as part of a feasibility study to be revisited if after the study the client is economically viable and has received tentative approval from the planning authority.
 4. Approaching all of the relevant stakeholders with the preliminary designs. The planning authority to provide feedback as to the potential likelihood of the project receiving planning permission. Estimated development costings to be put together based on the preliminary designs.
 5. Presenting the market research and the proposed development design for potential investors to get an accurate realisation as to what can be achieved out of a potential site while reassuring investors that the site or proposed development has significant potential and revenue return.
 6. Allowing the development vision to be tested, scrutinized and focus direction for the development by examining each project factor.
 7. Answering, cost-effectively, accurately investor concerns.
- d) **Project Preliminary Requirements for Feasibility Study**
1. A copy of ownership documents. 2. Land Survey Documents. 3. Zoning Study. 4. Market Study

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Imperial Plaza, 2nd Floor
Suite 12, Off Hospital Road, Behind Family Bank
Building, Kisii.

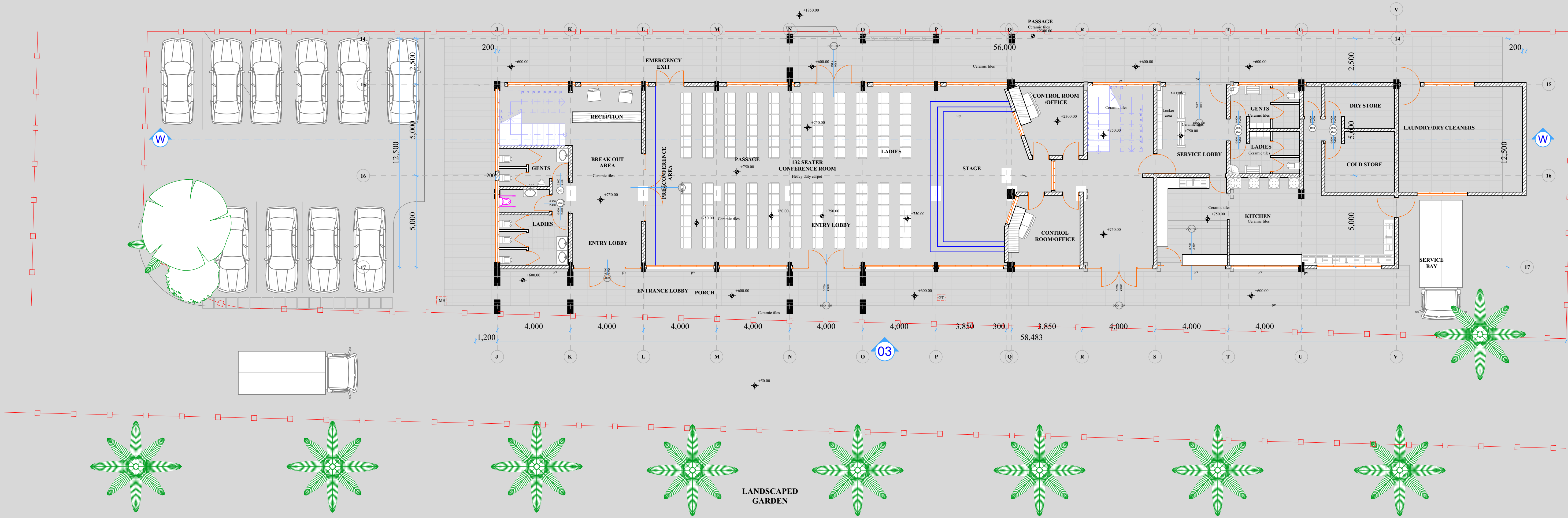


INTRODUCTION



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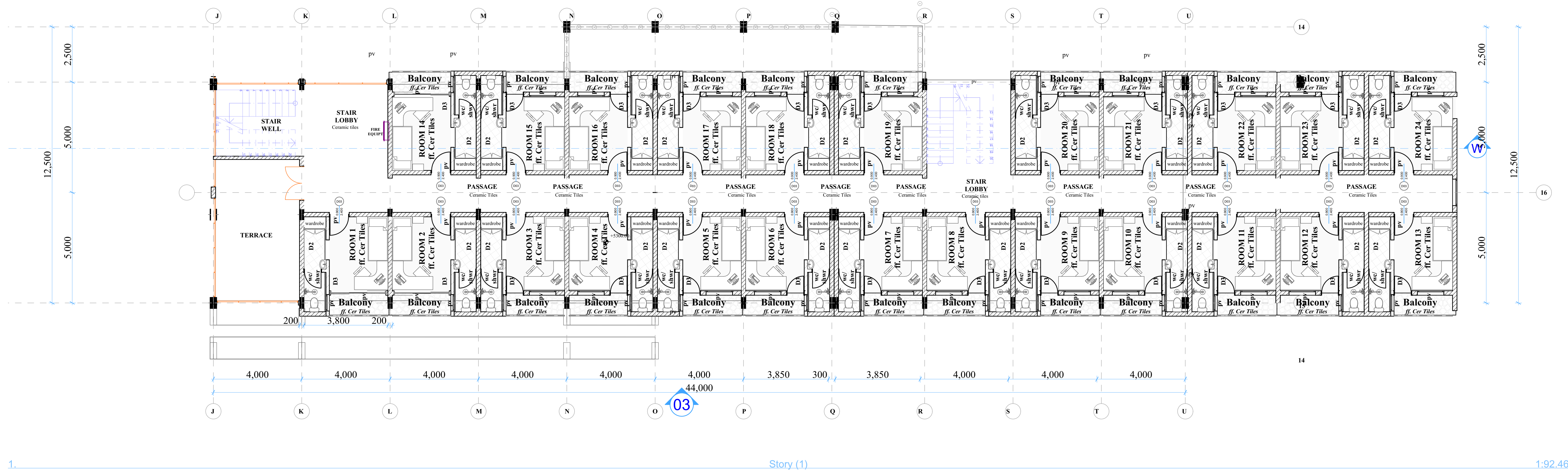
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1.1 SKETCHINGS



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