1.1.0 Project Brief

ID NO.1

The Proposed Karen Hostels and Conference for the Generalate of Sisters of St. Joseph, entails data collection and physical condition assessment of the site located off Kombe Road Karen Hardy, Nairobi County of Coordinates [1°21'05.7"S 36°44'30.5"E] for a program massing & coding of a Sacred Hostel space, scale & development while responding to cities[county] planning & development regulations. The proposed Sacred Hostel seeks to incorporate sustainable built environment principles while leveraging on contemporary [modern and postmodern] building science & technology in Environmental Engineering of (and for) building Form, Function & Element towards a Construction Estates & Management that is cognitive and responsive. Among other things, upon the feasibibilty study outline, the Program Constants include the following: A 132 Pax Conference facility, A commercial Kitchen, A Laundy, Ablutions and a 48 Pax hostel.

The site is a narrow and long site measuring appox 15m by 78m. The shorter side is along the North-South Axis and the longer side along the East-West Axis. The derived building composition elements to take contemporary precedents with each part being moulded into a shape corresponding to its function within the whole starting with the domestication and contextualizing of the the existing buildings on site and surrounding. Ground floor elevation should be more than subsequent floors to emphasize antropocentric monumentality while preserving Massing proportions reminiscent to Maya Pyramid to articulate elevation balance. Solidness of passages,loggia, Balconies and verandahs to create a ribbon effect and permanence of structure. Whereas projecting the ground plan, to reveal true modernity of architecture, apply detail of intersecting, flat, almost suspended roofs of formidable span in creating lucid, spacious, imparting of form that puts emphasis on concept of continuous architectural space with suggestion of purity within the strongest simplicity of the spatial form and achieving monumentality through size and scale and by expressing spaces as masses. Open the ground plans in their oneness with nature for and by the needs and possibilities of our own time (Techno-Culture). In general of social-aesthetic necessity (Form), the Sacred Hostel should succeed in satisfying its requirements of general economic feasibility and universal social attainableness while resulting in compactness, austerity, and exactness of form, in simplicity and regularity (Function).

One, ensure, simplicity and repose are the true measure of value in the work of art[Proposed Poposed Sacred Hostel]. Two, uphold customization that is, there ought to be as many kinds of buildings as there are kinds of people. Three, fit materials where they can serve their purpose according to their nature. Four, the sacred hostel ought to be with character and hence more chance of appreciating in value. Five, the sacred hostel should be upright and true, allied with as many attractivenesses and graces as imaginable. And six, envisage and employ the machine and technology in the implementation stage.

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 tendency in a CubeCircle with a recombination into a synthesised entity as opposed to original dissection. 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 organization of the spaces towards a totality and monumentality of being. such power lies in expressing externally the internal functions and the construction. Include the following Wrightian details: porches, stucco bands giving horizontal continuity, and a "frieze" between the window-heads and eaves of the vestry; sculpted piers between the side windows evocative of Unity Temple. Effectively offset the traditional verticality .The forms ought to be universal. They ought to underscore the constants of nature; with Functions however, being individual whilst appreciating the variedness and diversity of the individual just as truly expressed and seen in nature. A hand for instance remains 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 hostel should achieve Building mass/Landscape continuity by us of Planter & walkways- Trees-Green- Solid planter+ Lawn-Passage-Building Line. Longitudeness and emphasis of horizontality in the N-S axis preferred and with pure architecture there, as in the human body, with each part's function clearly expressed. The design to be set out to readjust the balance between the machine and the traditions of craftsmanship, "striving with systems to deliver individuals from those systems as an objective of Universal Architecture is guaranteeing the beauty option[in Built Environmental Systems] for all humanity through use of technology. Rationalize [Industrial Techniques] building construction[MSWALI] to lead to better conditions for workers. Building, interior, surrounding to be an entity whose connection must be seen and studied from the start, and seek guide to the clien's built environment individuality and Identity. without imposing neither on the client nor the to be built environment. hence without failure in guidance responsibility by balancing harmoniously the opposites; therefore according a unified expression of nature.

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

1.1.3 Project Technical Proposal

ID NO.4

Once the project's Outline 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 servicing strategies that come after construction.

 a) Project Constraints ne project objectives are subject to the following constraints:
- . The Findings on the Site Parameters as established. The Statutory requirements and client's adherence or deviation as such.
- 3. The baseline norm as executed and practised in the surrounding environment

oject 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. 1. The Deluxe Design. The design option takes into account the maximum availability of resources in achieving the project objectives while working to minimize project constraints in achieving the most performing and responsive design both in form and function

- 2. The Luxurious Design- The design selection accounts for the optimal resources in achieving the project objectives while attempting to minimize project constraints. Despite varying in the level of detail with its predecessor, the typology accounts largely for the
- 3. The Affordable Design- The choice is simple, less detailed and accounting for the minimum resources allocated to the project. The design encourages sustainable development and spatial configuration that seeks to produce a site program that prefers function to
- 4. The Conservation Plan Design- The design accounts 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-
- c) Stakeholder Identification The proposed hostel currently has a single stakeholder herein being the client. The client intends to finance the project periodically. That, said, the aforegoing statement shall not be construed to imply any limitation regarding project stakeholders. This may be and is
- The Project Team is indulged 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
- e) Course Outline Action; Methodology Statement- Description of Approach, Methodology and Work Plan for Performing Assignment 1.1 WORK PLAN STEP 1 - PRELIMINARY & OUTLINE DESIGN STAGE During this stage, the following activities will be carried out
- Develop a design brief of Project requirements b) Refine the conceptual preliminary designs/ Outline layouts
- c) Review of preliminary cost estimates by the Project Quantity Surveyor d) Submit and Obtain Clients approval and comments
- STEP 2 SCHEME DESIGNS STAGE (FINAL DESIGN STAGE) During this stage, the following activities will take place:-Design development incorporating any changes and comments made by the Client at the end of preliminary/outline stage
- Preparation of schematic design drawings with adequate information for submission to local authorities for approval. Incorporation of all Engineering and Environmental inputs into the design
- Submission of the scheme designs to local authorities and other statutory bodies for approval.

 Submission of Environmental Impact Assessment report to the National Environment Management Authority (NEMA).
- STEP 3 DETAILED DESIGNS, PRODUCTION DRAWINGS AND TENDER DOCUMENTATION STAGE

 Upon approval of the scheme designs by the Client and all relevant Statutory Authorities, the Consultants shall embark on the following activities(this activities may proceed as we await council approval): a) Preparation of detailed production (working) drawings for use by the Quantity Surveyor to prepare Bills of Quantities b) Preparation of detailed Structural and Civil Engineering Drawings
- c) Preparation of detailed Electrical and Mechanical Engineering Drawings d) Preparation of Bills of Quantities for Building and Civil Works
- e) Preparation of Bills of Quantities for Electrical and Mechanical Work STEP 4- TENDER ACTION AND TECHNICAL EVALUATION alification may happen earlier so as to compress the activities) During this stage, the following activities will be carried out:-
- . Finalization and approval of the prequalified Contactors Invitation of the prequalified Contractors to tender Opening of the tenders
- 4. Technical Evaluation of the tenders received 5. Making recommendations to the Client for award of tende STEP 5 - SUPERVISION OF CONSTRUCTION WORKS
- During this stage, the following activities will take place
- Adjudication and award of the tender (s) by the Client Mobilization by the Contractor c) Ground Breaking and commencement of the works
- d) Assisting the Client in the identification and employment of a Clerk of Works to conduct day to day supervision Conducting monthly site meetings and periodical site inspections. f) Preparation of Interim Valuations by the Quantity Surveyor and issuance of Interim Payment Certificates for payment to the Contractor
- STAGE 6- DEFECTS LIABILITY PERIOD
- When the building works have been completed and the keys handed over to the Developer (Client) for use, the Consultants will do the following Submit the relevant building details to the Director of Statistics for inclusion of the new buildings in the National Buildings Register
- Continue to monitor the performance of the new buildings for a period of 6 months and record any defects due to shrinkage or poor workmanship
- Rectify any such defects at his own cost e) Issue the Certificate of Making Good Defects and release the Contractor of his/her contractual obligation

BXT Consortium Makespace LLP

Architects, Animators & Arbitrators

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1.1.1 Project Feasibility Study Outline

to the environment whilst upholding the principle of inter-generational equity in the Sustainable Built Environment by;

ID NO.2

- The Proposed Development is a commercial building classified as a Sacred; Institutional- Hostel Typology. Located off Kombe Road, Karen Hardy, Nairobi County County

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.

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

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.

of Space, Water, Air & Land for Intergenerational-Equity) Rating system requirements. 2. To achieve Energy Efficiency, the project shall account for its energy footprint and therefore decreasing 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

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

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 existential. The Universality in the approach has a coherent interpretation of reality and existence aimed at designing functional spaces whilst acknowledging spatial utility articulation 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 aforegoing objectives. 5. Establish and develop 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 county's Land Use and Density while considering factors including the terrains, infrastructure and current socio-political aspects in building and construction. 7. Prepare a Site Inventory Sketch to determine what type of density 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.

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

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 appraisals(analysis and assessments) 3. Compare similar developments in the area (Benchmark any other relevant similar project in the location).

4. Analyze market opportunities.

13. Provide the procurement options.

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 an accurate 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. Using preliminary designs 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 project is economically viable and has received tentative approval from the

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. Testing the market demand for the proposed development design for potential purchasers 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

1.1.4 Project Financial Proposal

ID NO.5

PERSONNEL POSITION INPUT REMUNERATION RATE (Kshs.) AMOUNT (Kshs.) 7 Staff-Weeks Regular Staff 80,000/=560,000/=

Grand Total 560,000/=

STATEMENT ON HONARARIUM

The Proposed Financial and Technical Proposal Notwithstanding, An Honorarium fees for Architectural Design, Production Drawings and Supervision is hereby issued as follows:

- Honorarium fees (Design & Production Drawings) Kshs.520,000/=
- Supervision fees retainer
- A Mobilisation fees of 30,000/= prior to commencement being part of the Honorarium fees.

1.1.2 Project Preliminaries

This section concerns itself with preliminary enquiries that are necessary in firming the project engagement while also establishing the essence under consideration with regards to initial requirements in relation to financial capacity, Design Team Capability and Client's ability to undertake the

ary area provision is 1730M2. More accurate figures shall be determined and provided for elsewhere upon commencement of the design process to client's approval. We take note that this is subject to change

The conditions set out below represent Our Terms and Conditions of Appointment and provided to the Agreement shall be the law of Kenya

. OBLIGATIONS AND AUTHORITY OF THE ARCHITECT 1. Obligations and Aurithean Header The Accentified PlanoConsult Consortium [hereinafter referred to as Makespace LLP or Architect] shall:
2.1 As Architects registered with the Architects Registration Board act in accordance with the professional codes of conduct of this institution. In addition, this practice is registered as Architects and operates and upholds the quality management procedures set out by the BORAQS.
2.2 Exercise reasonable skill care and diligence in conformity with the normal standards of the Architect's profession in performing the Services and discharging all the obligations under this clause 2

3. Have full authority to act on behalf of the Architect for All purposes in connection with the performance of the Services but not to vary the terms of the Agreement unilaterally 2.4. Collaborate with Other Persons named in the Project Data, or whose appointment is foreseeable and, as applicable, shall co-ordinate and integrate the information received into the Architect's work

Makespace LLP shall act on behalf of the Client in the matters set out or necessarily implied in this Agreement or in project procedures agreed with the Client from time to time, but has no authority, without the Client's prior approval:
a. to enter into any contractual or other commitment on behalf of the Client;
b. to terminate the employment of Other Persons appointed by the Client; or

to make or cause to be made any material alteration to or addition to or omission from the Services or the approved design.

2.5. In the event of an emergency, the Architect may issue instructions to a contractor to prevent danger to persons or material damage to the Project without the Client's prior approval and shall confirm such action in writing to the Client without delay, 2.6. Provide advice on compliance with statutory bodies. Makespace LLP can make material alterations to the Services or the approved design where required to do so by statutory bodies.

The Architect shall keep the Client informed of progress in the performance of the Services and of any issue that may materially affect the Brief, the Construction Cost, the Timetable, or the quality of the Project and /or the need to appoint other consultants or person to perform works or

2.7. If during the performance of the Services it is the Architect's opinion that it would benefit the Client the Architect may recommend that the Client appoints other Persons with appropriate knowledge and experience to perform part of the Services. If the Client agrees to make such an appointment it shall be made without undue delay. On such appointment, the Client shall give written notice to the Architect, who shall be relieved of responsibility and Liability for that element of the Services. 2.8. Neither the Architect nor the Client shall at any time assign th

e benefit of this Agreement or any rights arising under it without the prior written consent of the other, which consent shall not be unreasonably withheld or delayed. With the consent is not unreasonably withheld, the Architect may appoint a sub-consultant or subconsultants to perform part of the Services.
2.9. Subject to matters beyond Makespace LLP's reasonable control, Makespace LLP shall use reasonable endeavours to perform the services in accordance with an agreed programme and any changes to the services or programme agreed with Makespace LLP from time to time. The Architect cannot guarantee that any programme will be fully adhered to where external forces, consultants, Local Authority, Regulatory Bodies, Specialists, manufactures etc are required to feed into this programme
2.10. The Architect cannot guarantee that any target or budget cost or timetable will be met particularly where approvals from other parties, such as planning permission, building regulations approval, listed building and conservation consent are required, not the performance, work or products

of others.

2.11. Makespace LLP have the right to use and publish photographs of the project without the previous consent of the Client. The Client accepts to give access to the Project for this purpose for 2 years after practical completion of the construction works. Any explicit deny must be sent in

3.1. The Client's Representative shall have full authority to act on behalf of the Client for all purposes in connection with the matters set out in this Agreement but not to vary the terms of the Agreement.
3.2. Communicate between Client and Architect, Consultants and Contractor(s) should be in writing by email.
The Client shall: 3.3. Provide, free of charge and in a timely manner, any significant and relevant information related to the project: general requirements, Project Brief, Budget, Programme, Service required, and any subsequent changes in requirements and decisions, and to agree steps to mitigate consequences. The Architect will rely on the information provided and is not liable for any consequence or loss related to incorrect, delayed, or missed information provided by the Client. 4.4 Where required and/or advised by the Architect, the Client should appoint, avoiding any delay, and pay any consultant and other persons under separate agreements and shall require them to collaborate with the Architect.

b. shall hold the contractor appointed to undertake construction works and not the Architect responsible for the management and operational methods necessary for the proper carrying out and completion of the construction works in compliance with the building contract or contracts, and for

.6. Make decisions and follow actions promptly for the proper and timely performance of the Services.

3.7. Hold the scheduled Client's appointments and Contractors project and thicky performance of the Services.

3.8. Have the authority to issue instructions to the Architect, subject to the Architect's right of reasonable objection.

3.9. When Makespace LLP is appointed as a Building Contract Administrator, the Client should not deal with contractor or contractors directly and /or interfere with the Architect's duties, functions, actions and instructions. The Architect is not responsible for any instructions issued verbally and

3.10. The Client shall instruct the making of applications for consents under planning legislation, building acts, regulations or other statutory requirements and others having an interest in the Project. The Client shall pay any statutory charges and any fees, expenses and disbursements in respec

of such applications.
3.11. Where applicable, the client shall comply with their obligations under the concern Statutory Regulation OR Authority Guidelines, including the appointment of competent Principal Designers or Assessors as soon as practicabl 3.12. The Client acknowledges that the Architect does not warrant:

a. that planning permission and other approvals from third parties will be granted at all, or if granted, will be granted following any anticipated time-scale;

o, compliance with the Construction Cost and/or the Timetable, which may need to be reviewed for such matters as, but not limited to:

approved variations arising from design development or requested by the Client; delays caused by any other person/consultant/contractor involved in the project; the discovery at any time of previously unknown conditions at the date of the contract;

any other factors beyond the control of the Architect

ARCHITECT'S LIABILITY AND PROFESSIONAL INDEMNITY INSURANCE 4.1. No action or proceedings in connection with the Contract whether in contract, in tort for negligence or breach of statutory duty or otherwise shall be commenced against the consultant after the expiry of six years, where the agreement is executed as a contract or twelve years where the contract is executed as a deed, which shall commence from the date of the offer letter. Where the client has not issued a contract for signature, our statutory duty shall be limited to six years.

4.2. The Architect is required to stipulate a professional indemnity insurance policy with a limit not less than the amount set by the Architect Registration Board. The architect, when requested by the client, shall produce a broker's letter or certificate of insurance to prove that such insurance is

4.3. Notwithstanding anything to the contrary, the total liability of Makespace LLP under or in connection with this appointment whether in contract or tort or negligence or breach of statutory duty or otherwise (other than in respect of personal injury or death) shall not exceed 10% of the 4.3. Nowthitstanding anything to the contract, not not an interspect of personal injury of acains shall not exceed 10% of the construction cost or the amount of the professional insurance specified in the letter of appointment / professional service contract, whichever is the lower.

4.4. Professional liability will relate to Architectural Design Items, any liability for other design elements will be carried by other appointed Consultants, or Specialist manufacturers and the like. Makespace LLP's liability for loss or damage will be limited to the amount that it is reasonable for Makespace LLP to pay and in relation to the contractual responsibilities of other consultants, contractors and specialists appointed by the client.

4.5. The Client agrees to address any claim in contract, tort, or statute (including negligence) against Makespace LLP. No employee of the Architect including any officer or director of a company or a member of a limited liability

4.5. The Cherit agrees to aduress any claim in contract, cry, or statute (including neglecte) against watkespace LLP. No employee of the Architect including any officer of architect in a company of a memoer of a company of a company of a memoer of a company of a company of a memoer of a company of a

1) All such other Consultants and all such contractors and sub-contractors have paid to the Client such proportion of the loss and damage which it would be just and equitable for them to pay having regard to the extent of their responsibility for the loss and damage.

1.7. The consultants and any specialist advisers shall maintain professional indemnity insurance in an amount sufficient to cover the Consultants liabilities hereunder, and public liability insurance provided always that such insurance is available at commercially reasonable rates and terms.

1.LIMITS OF LIABILITY

1. The Architect is not responsible under this agreement or otherwise for advising on matters wholly, partly, directly or indirectly arise out of or result from asbestos or other deleterious material (including without limitation the costs of testing for, monitoring, abatement, mitigation, removal,

remediation or disposal of any products or waste that contain such deleterious materials 5.2. The Architect is not responsible under this agreement or otherwise for designing or advising on or otherwise taking measures to prevent or mitigate the effect of any act of terrorism or any action that may be taken in controlling preventing, suppressing or any way relating to an act of

6.1. There are occasions where a client's specific requirements are at variance with planning or design policy in a particular area, and subsequent amendments have been necessary following the submission of the scheme to the Local Authority, or indeed another application may need to be submitted. We would use our best endeavours to avoid this at the design stage and would try to advise when difficulties could be anticipated. We do, however, reserve the right to charge for our time amending or redrawing the proposal should it ultimately prove a necessity. 6.2. Local Authorities are increasingly requesting a larger amount of supporting documentation to be submitted with planning applications. The exact extent of the required information is subject to both National and County requirements but is also subject to the demands of Planning Authorities and officers. The Architect cannot, therefore, guarantee that all supporting documentation of information requirements will be known at the time an application is submitted.
6.3. The Architect will liaise with other consultants to assist in obtaining supporting documentation but cannot be held responsible for the time and extent that gathering such information may entail. The planning application may not be registered until such information and documentation are 6.4. Where it becomes necessary to Appeal a Planning or Listed Building Consent Decision, we will advise you of the implications and would need to charge for the time to prepare any appeal and the supporting documents and statements necessary to submit the Appeal. This may include

6.5. The Architect cannot guarantee that Building Regulation Approval will be achieved on any project; it should be noted that additional costs may be incurred. The Building Regulations and Other Statutory regulations are open to interpretation by each officer. Policy and regulation changes can affect the outcome of a project, as well as the constraints of the Building, Environment, Site Conditions, Services, Other Consultants input.

Available for the project undertaking are state of the art Computer Aided Design technologies, latest software, The MSWALI system, printing facilities and presentation equipment including projectors and monitor

7.1. The parties agree, in case of any dispute or difference arising, to settle the dispute, in first instance by mediation and then by negotiation. Where both attempts fail, the parties subject themselves to Arbitration. 8. RESOURCE PROGRAMME 8. I.Professional Staffing
Concerning the programme of work and cost of project, the design team submits that it is competent enough to undertake the project at the onset shall be assigned ONE regular staff and TWO consultants at the initial stages. The practice has the capacity to increase these resources adequately as the project may demand.

1.1.5 Project Schedules

ID NO.6	PROGRAM	AREA M²	QNTY	SUB-TOTALS	
1.	PARKING Paving	235	1	235	
2. GF	KITCHEN Non-Slip Ceramic	132	1	132	
3.	LAUNDRY + ABLUTION Terrazzo	101	1	101	
4.	CONFERENCE FACILITY CERAMIC	247	1	247	
	GROUND FLOOR SUB-TOTAL	480	1	480	
5. FF	ROOMS PARQUET/WOODEN BLOCKS	535	1	535	
6.	TERRACE PARQUET/WOODEN BLOCKS	26	1	26	
	FIRST FLOOR SUB-TOTAL	541	1	541	
7. SF	ROOMS PARQUET/WOODEN BLOCKS	535	1	535	
8. SF	TERRACE PARQUET/WOODEN BLOCKS	26	1	26	
	SECOND FLOOR SUB-TOTAL	541	1	541	
		1562			
			*INCLUDE CIRCULATION		
9.	TOTAL FLOOR AREA	1730		1730	

1. CONCEPTUALISATION(I)

PROPOSED KAREN HOSTELS AND CONFERENCE FOR THE GENERALATE SISTERS OF ST. JOSEPH

INTRODUCTION

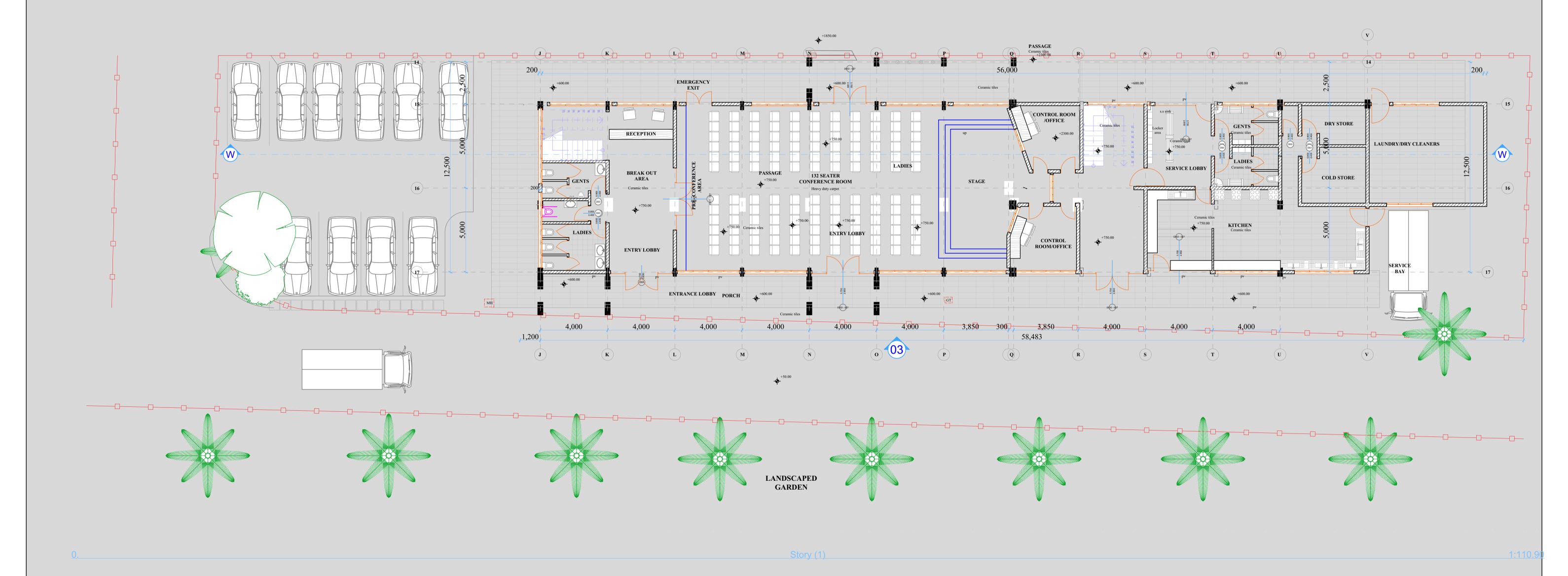








PR NO. Date [MKS]-GSJ-NBI-S[h]-72524 | 6-7-2024 Drawn Checked NSA NSA AKEM





BXT Consortium Makespace LLP

Architects, Animators & Arbitrators

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1. CONCEPTUALISATION(I)

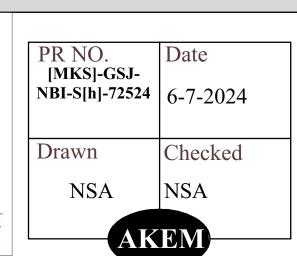
1.1 SKETCHINGS

PROPOSED KAREN HOSTELS AND CONFERENCE FOR THE GENERALATE SISTERS OF ST. JOSEPH

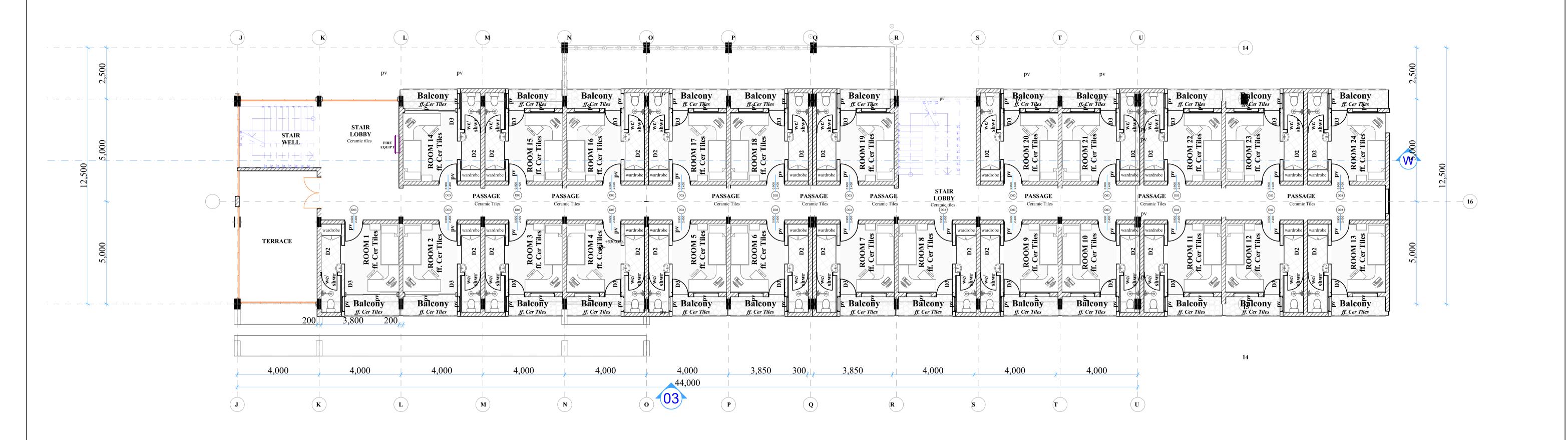








Dreamhomes



Story (1)



BXT Consortium Makespace LLP

Architects, Animators & Arbitrators

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

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1. CONCEPTUALISATION(I)

PROPOSED KAREN HOSTELS AND CONFERENCE FOR THE GENERALATE SISTERS OF ST. JOSEPH







PR NO.	Date				
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1.1 SKETCHINGS