PROJECT REPORT
CONSTRUCTION OF KISM HEADQUARTERS ALONG NGONG ROAD
PROGRESS REPORT
APRIL 2019
PROJECT REPORT

1. SCOPE OF THE PROJECT
The proposed KISM office block is a 17 storied building comprising of the following

- 3 levels of basement parking
- Ground floor and mezzanine floor which will accommodate shops
- Office space from 1st to 10th floor which will be sold or rented out by the client
- 11th and 12th floor office spaces which will accommodate offices for KISM
- Roof terrace which will have a care taker flat and stores.
- All the offices spaces are serviced by 3 no. lifts
- Each office floor has common toilets for both male and female users and a kitchenette

The associated electrical include the following

- Provision of lighting and power points within the office spaces and common areas
- External security lighting
- Electric fence around the perimeter wall
- Standby Generator for backup power
- CCTV surveillance
- Data connectivity
- Installation of 3 no. lifts

The associated mechanical works include the following

- Water reticulation piping
- Water storage - provision of both ground and overhead storage tanks
- Foul water drainage
- Drilling of Borehole
- Fire alarm detection system and firefighting installations
- Solar water heating
- Mechanical ventilation in the basements
2. STATUS OF THE WORKS

a. Substructure works
   o Foundations and Basement floors are 100% complete
b. Superstructure works
   o Concrete works up to the roof terrace is complete
   o Internal walling is complete up to 12th floor
c. Finishes works
   o Internal wall and ceiling plastering is complete up to 11th floor
   o Application of undercoat paint done up to 9th floor
   o Gypsum ceiling construction at the lift lobby has commenced.
d. External wall plastering has been done up to 9th floor
e. Electrical works
   o Lighting and power point conduiting has been done up to 12 floor
f. Plumbing works
   o Sprinkler system piping in the basements is complete
   o Water supply piping provision is complete up to 12th floor
   o Fire hose reel and dry riser piping is ongoing
Works at the roof terrace

Typical office space
Sample of gypsum ceiling at the lift lobby

Undercoat painting and marking of PT strands
3. OUTSTANDING WORKS
The following works are outstanding for the project to be complete

- Fixing of wall and floor tiles at the lobbies and washrooms
- Internal and external wall painting
- Installation of acoustic ceiling in the washrooms
- Fixing of aluminium windows and glass curtain wall on the external facade
- Fixing of doors
- Installation of the lifts
- Installation of light fittings and power points
- Installation of sanitary fittings in the washrooms
- Fabrication and installation of the prestressed steel water tanks at the basement and roof top
- Installation of ducts for mechanical ventilation in the basement
- Installation of data points and CCTV
- Interior fit out for 11th and 12th floors
- Construction of gate house
- Erection of boundary fence and gate
- Cabro paving at the parking
- Drilling of borehole
- Installation and commissioning of standby generator.