

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



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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

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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



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Works at the roof terrace



Typical office space

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Sample of gypsum ceiling at the **lift** lobby



Undercoat painting and marking of **PT** strands

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Water supply pipework within the ducts

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.