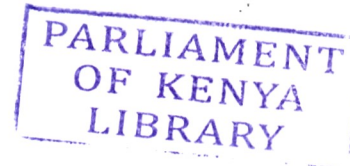




CONFIDENTIAL

REPUBLIC OF KENYA



REPORT OF THE TECHNICAL COMMITTEE ON

THE PROPOSED PURCHASE OF LR. NO. 7258/46 ALONG GIGIRI ROAD FOR CABINET OFFICE SPACE

PRESENTED TO:

PERMANENT SECRETARY/SECRETARY TO THE CABINET
& HEAD OF PUBLIC SERVICE

ON 22ND FEBRUARY 2013

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TABLE OF CONTENTS	Page
1.0 Background	3
1.1 Terms of reference	3
1.2 Committee membership	3
1.3 Work plan	3
2.0 Committee's report	5
2.1 Description of the property	5
2.1.1 Location	5
2.1.2 Site	5
2.1.3 Existing buildings	6
2.2 Functional Suitability	6
2.3 Structural integrity	9
2.4 Valuation of the property	9
2.4.1 Title	9
2.4.2 Tenure	9
2.4.3 Plot details	10
2.4.4 User	10
2.4.5 Encumbrances	10
2.4.6 Services	10
2.4.7 Permanent improvements	10
2.4.8 General remarks	10
2.4.9 Value	10
3.0 submission	11
PICTORIAL	12

1:0 BACKGROUND

There has been a need to consolidate and expand the floor area for use by Cabinet offices. For a long time Cabinet office has operated under limited floor area allocation with Senior Officers having to occupy small offices. Most of the officers are accommodated in different venues including state house and office of the president in various floors in Harambee House. Cabinet offices in state house are accommodated in an old building which requires frequent maintenance.

Considering these challenges, the Permanent Secretary/Secretary to the Cabinet and Head of Public Service vide letter reference OP/CAB.26/4A dated 6th February 2013 constituted a technical committee with specific terms of reference.

1.2 Committee's terms of reference

The committee's terms of reference were as follows;

- 1 Review and ascertain the suitability of the building
- 2 Assess the integrity of the building
- 3 To value the property
- 4 Prepare designs proposals for upgrading/refurbishment of the building
- 5 Prepare bills of Quantity documents
- 6 Prepare bills documents
- 7 Prepare and submit a report to Permanent Secretary/ Secretary to the Cabinet and Head of Public Service on or before 13th February 2013

1.3 The committee

The membership of the committee was as follows

1. Mr. Patrick Bucha, MBS
Director Estates Management - Chairman
2. Mr. Moses Nyakiongora, OGW
Chief Quantity Surveyor
3. Eng. Mbiu Kimani, OGW, HSC
Chief Engineer Structural
4. Eng. Raphael Okubo, OGW
Chief Electrical & Mechanical Engineer
5. Mr. Anthony M. Itui
Senior Deputy Commissioner of Lands (Valuation)
6. Mr. Cosmas Maweu
Chief Architect
7. Mr. Seth Masese
Senior State Counsel (State Law Office)

1.4 The committee's work plan

The committee came up with a tight work plan to expedite the exercise within the short time frame. Three meetings were held during which several documents were identified as critical to the delivery of the terms of reference. These included the title, offer for sale, building plans, brief on the intended use and relevant approvals. It was not until 19th February 2013 that these documents were availed and the technical team visited the site on the 20th February 2013.

The committee identified the critical areas of reporting and adopted a two part format as follows;

1. Part one, which covers suitability, integrity and Valuation reports to be handed in on Friday, 22nd February 2013
2. Part two, which covers the designs proposals and bills of quantities to be handed in on Friday, 28th February 2013.

2.0 THE COMMITTEE'S REPORT (PART ONE)

The committee's report is arranged according to the terms of reference as follows.

2.1 DESCRIPTION OF THE PROPERTY

2.1.1 LOCATION

The property IR 21557 LR No. 7258/46 is located in Gigiri estate along Gigiri road, off Limuru road within Nairobi County. It is within close proximity of United Nations Environmental Program (UNEP) Headquarters Gigiri and some foreign missions including the Canadian High Commission and High Commission of Rwanda. The property is located within a quiet and predominantly residential area.

2.1.2 THE SITE

The site measures about 3.1 acres and slopes towards the river from the access road. Mature trees are well spread out on the site and eventually blends into the overlooking Karura forest. The perimeter fence is of binding wire on steel posts with a natural hedge.

The Property consists of a five bed roomed double storey building, Swimming Pool, Servant Quarters, Septic Tank, Plastic Ground Water Tank, Garage for 2 No. cars, Paved access Road to Bitumen Standards, External Car Parking and extensive lawns and garden.

2.1.3 EXISTING BUILDINGS

On the plot stands an old style double storey residential house whose total floor area is 360 square meters and a servant quarter. The building whose construction drawings were approved in 1966 is in good condition. It is constructed with load bearing natural stone walls and consists of the following accommodation;

Ground Floor

- Entry porch
- one bedroom and study room with shared bathroom facility
- Lounge
- Dining, kitchen, dhobi, terrace and a store
- Detached garage for two cars

First Floor

- 2 bedrooms with shared bathroom facility
- Master bedroom ensuite
- Terrace

Other Facilities

- Swimming pool and pump house
- Septic tank
- Servant quarters at the lower grounds.

Electrical Services

- A single phase power supply
- Deteriorated electrical wiring
- Fairly old fittings and accessories

Mechanical services

- Site is served by Nairobi water and sewerage company
- 2300 litres capacity plastic water tank
- Sanitary fittings in fairly good condition
- Plumbing work has deteriorated with age

2.2 SUITABILITY OF THE BUILDING

The site is centrally located and is enough to accommodate future expansion as well as other outdoor activities. However, it was noted that a portion of the land towards the river is rather steep.

The existing building can be renovated to accommodate the intended use. The brief as given by the client can be accommodated as follows;

Ground Floor

- Create a big open plan office on ground floor by increasing the area of the lounge and providing washrooms
- Study room to accommodate reception/secretary area
- Maintain dining/kitchen
- Facelift the walls and floor finishes

First Floor

- Improve on lighting levels
- All bedrooms to be offices
- Provide a resident officer's master bedroom
- Facelift the walls and floor finishes

Additional Facilities Required

1. Gate and gate house
2. Security officers quarters with an armoury (two bedrooms house)
3. A Gazebo for outdoor functions with landscaped lawns to take tents. Existing old domestic servant quarters to be demolished.
4. Stone perimeter fencing with security installations
5. Provide Library/ boardroom
6. Swimming pool to be backfilled and the area be landscaped to include a water feature
7. Improve access road and car park area by installing concrete paving blocks
8. Provide canvas covered car parking
9. Upgrade sanitary fittings and overhaul all existing pipe work
10. Provide fire fighting equipment
11. Install ground and high level water tanks with booster pumps
12. Provide a standby generator
13. Undertake electrical rewiring and enhance electrical fittings
14. Provide structured cabling and closed cable television to all the old and new buildings
15. Enhance landscaping

Our assessment of the physical characteristics of the property and its surrounding indicates that the property is suitable for the intended purposes.

2.3 STRUCTURAL INTEGRITY OF THE BUILDING

During the inspection the following facts were noted:

1. The building was constructed with load bearing masonry walls.
2. The roof consists of Spanish clay tiles laid on Reinforced Concrete hollow block slab.
3. The building has an extension on the lower side next to the kitchen.
4. Water leakage marks were noted on the ceiling of the extension.
5. Foul drainage terminates into a 12,000L septic tank.
6. The access road to the building is done to bitumen standards.

From the visual inspection carried out, the building is structurally sound with no major structural defects.

2.4 VALUATION OF THE PROPERTY

LR. NO. 7258/46 (IR. 21557)

DATE OF INSPECTION: 20th February 2013

2.4.1 TITLE DETAILS

The title is registered in the name of THREE POINT ONE INVESTMENTS LIMITED.

2.4.2 TENURE

Freehold interest

2.4.3 PLOT DETAILS

A rectangular shaped red soils parcel. The upper portion has a gentle slope while the lower portion slopes steeply towards Thigiri river. Boundaries are marked by natural hedge and binding wire on steel posts. Access into the compound is via a double lockable metal gate opening into a tarmacked driveway.

2.4.4 USER

One private dwelling house

2.4.5 ENCUMBRANCES

Nil

2.4.6 SERVICES

Water and electricity mains are connected to the property. Drainage is to a septic tank.

2.4.7 PERMANENT IMPROVEMENTS

See under 2.1.3

2.4.8 GENERAL REMARKS

This is a prime residential property within an upmarket neighbourhood and with easy access to the city centre and all major services. The house was constructed in the late 1960's. There are signs of minor roof leakages on the upper floor landing area. However, the house is generally in good condition.

NB. There shall be need for change of user

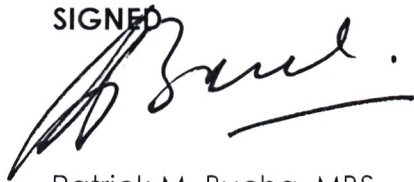
2.4.9 VALUATION

Subject to the terms of reference, prevailing economic conditions and our general remarks, we value the freehold interest in L.R. NO. 7258/46 free from any encumbrances at **KSH. 230,000,000/= (READ: KENYA SHILLINGS TWO HUNDRED AND THIRTY MILION) ONLY.**

3.0 SUBMISSION

This part one of the technical committee's report is submitted to the appointing authority this 22nd February 2013.

SIGNED

A handwritten signature in black ink, appearing to read 'Patrick M. Bucha', with a horizontal line underneath.

Patrick M. Bucha, MBS

CHAIRMAN

PICTORIAL



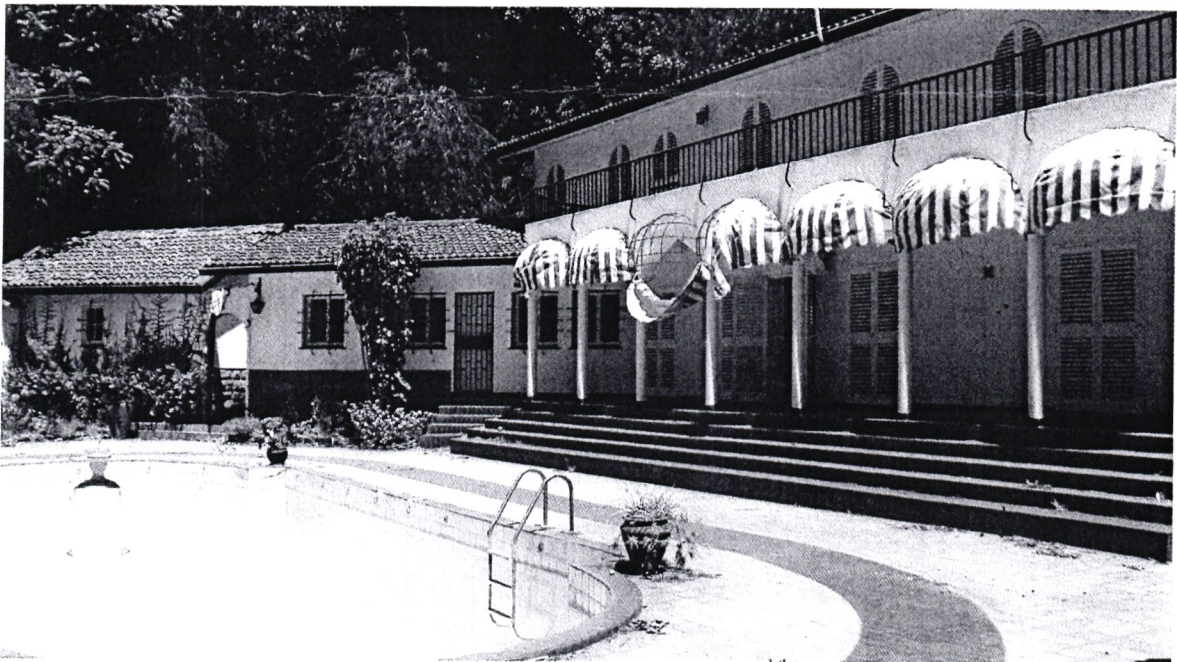
Location of the property along Gigiri road



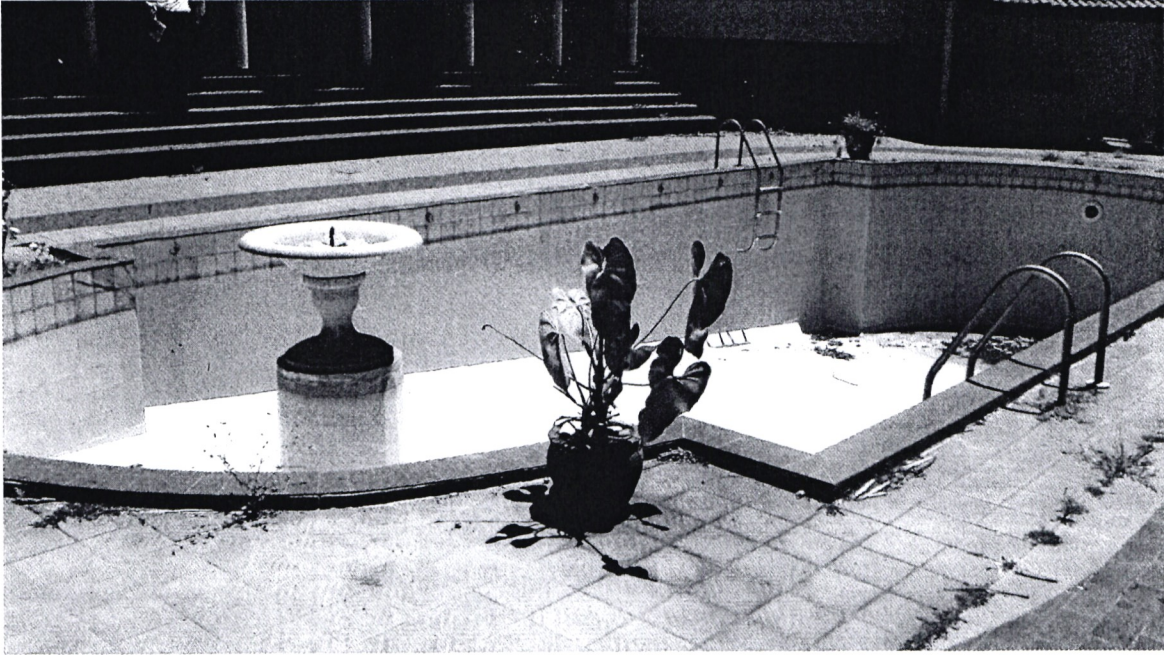
Front view of the property showing the main building



Side view of the main building



Rear view of the main building



The swimming pool



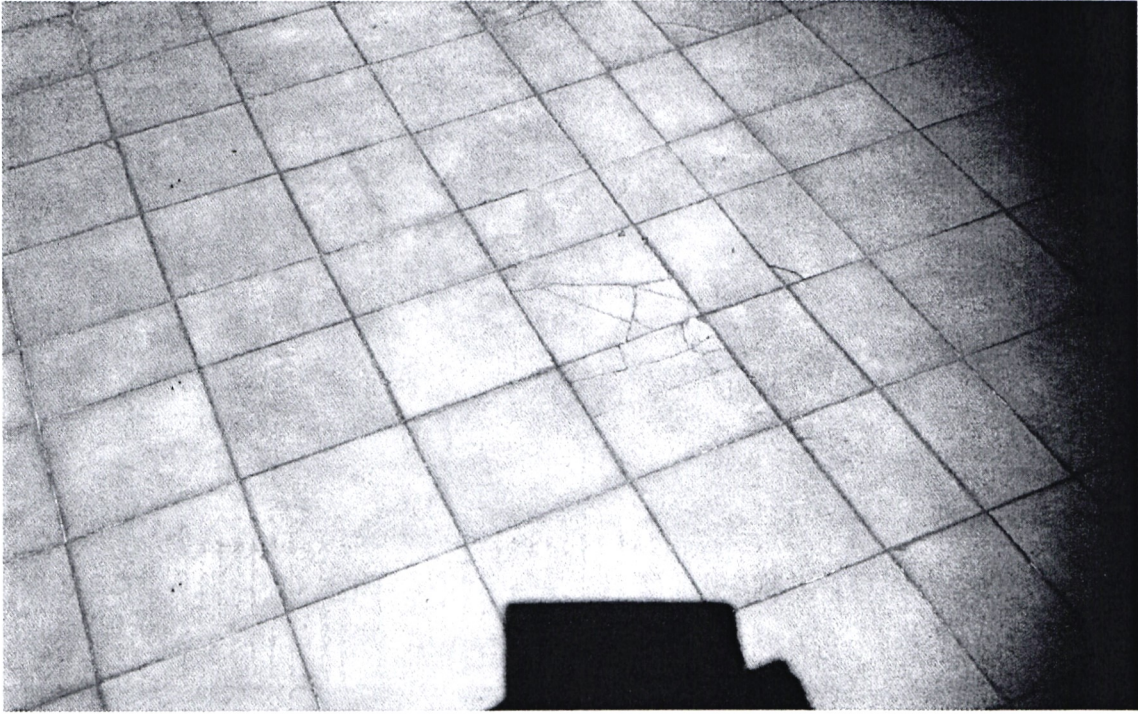
The domestic servant's quarter



A minor vertical crack on one of the walls (the crack does not pose any structural challenge)



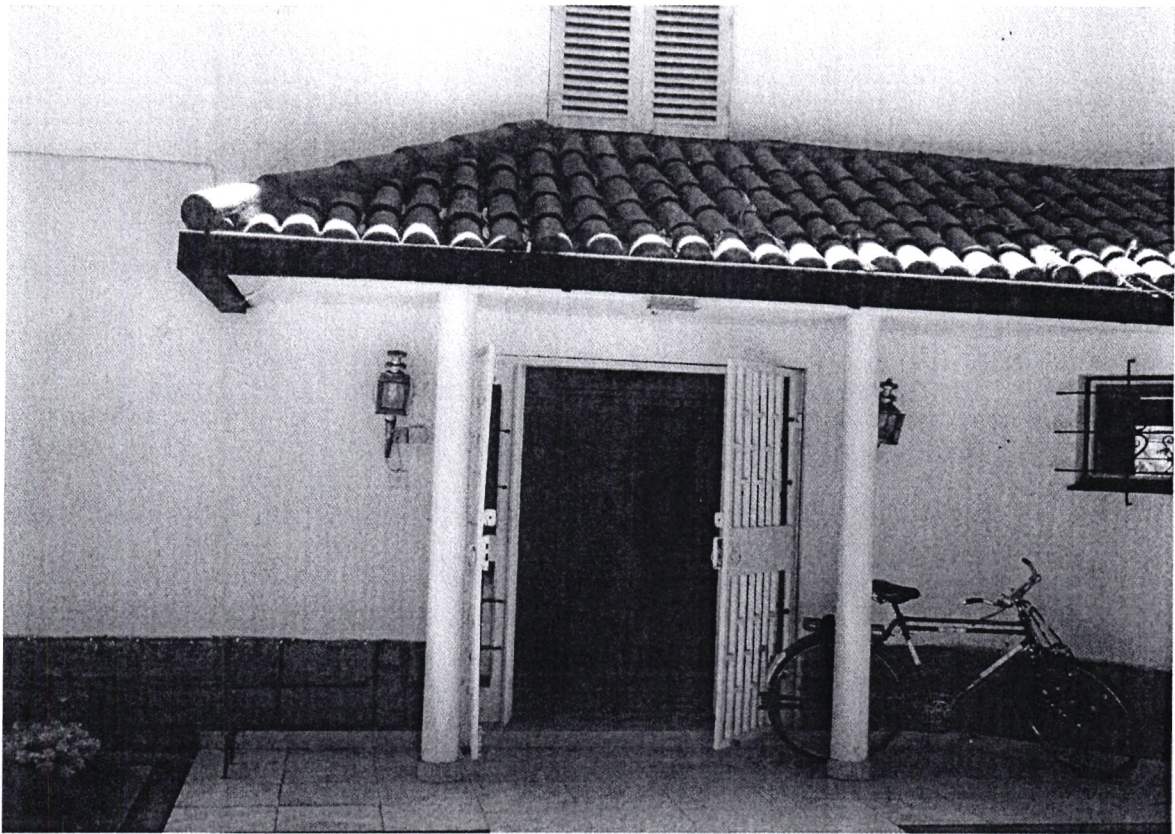
A minor horizontal crack on one of the walls (the crack does not pose any structural challenge)



A minor thermal crack on the swimming pool terrace slab



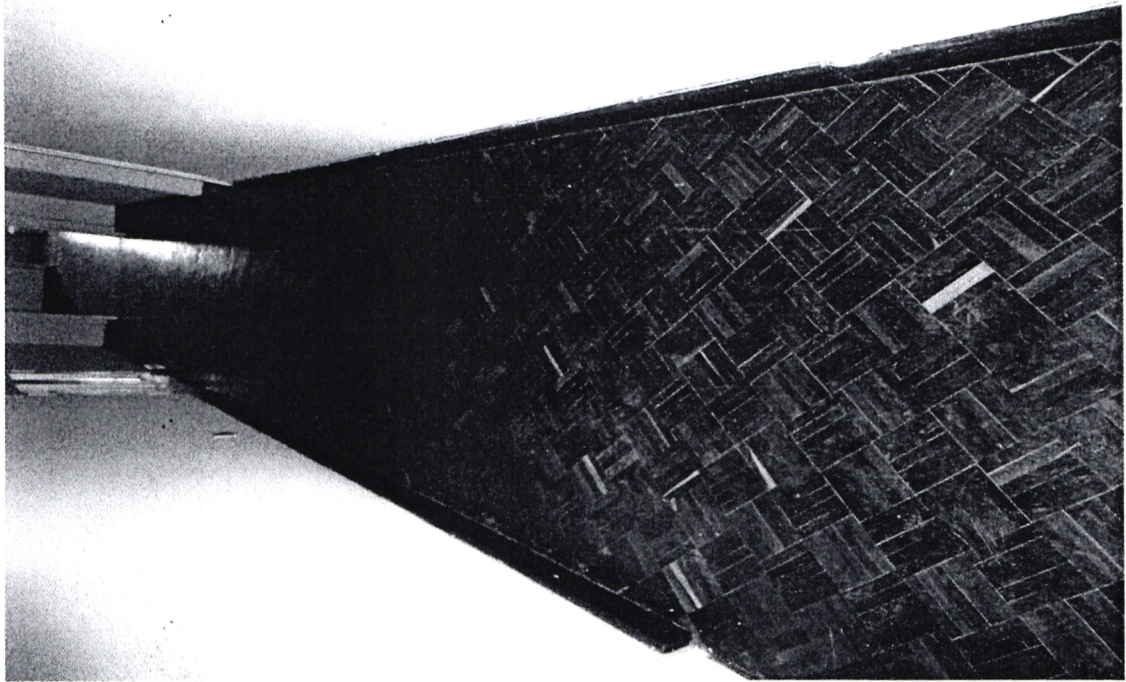
Showing the neighbourhood



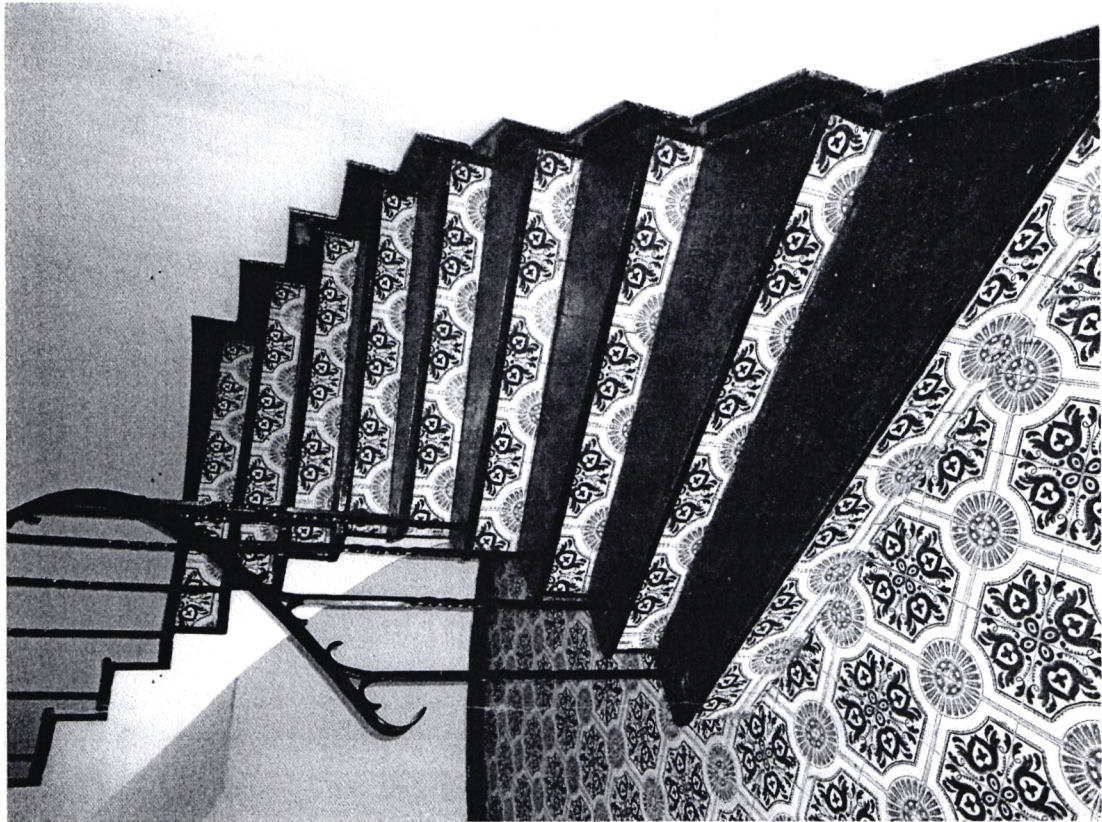
Showing the entrance porch



Showing part of the roof



Showing parquet floor finish



Showing a staircase