

Construction KENYA SHOWCASE



DECEMBER 2023



GREENWOOD CITY MALL, MERU

ALSO INSIDE:

- STUDIO INFINITY ARCHITECTS' SILVER JUBILEE
- CHARLES OGETO - BEYOND ARCHITECTURE
- HOW INACCURATE ESTIMATES MAR PROJECTS
- FLAT ROOFS

HOME OF QUALITY STEEL. EVERY TIME.

The art of manufacturing



ANNUAL SALE EXTRAVAGANZA!

Transform your home with our Annual Sale Extravaganza! Enjoy a 10% discount on a variety of must-have items:

- **Modernize with sleek BATHROOM VANITY SETS**
- **Refresh your bathroom with quality TOILETS**
- **SHOWERS that turn your bathroom into a spa retreat**
- **TAPS that bring innovation to your sink**
- **KITCHEN SINKS for a stunning culinary space**
- **CONSOLE TABLES that redefine elegance**
- **LIGHTS to brighten every corner of your home**

Upgrade your space with quality products at unbeatable prices! Limited time offer, shop now!



Call Now
0722 497389



www.accurate.co.ke

Ricky Road, off Enterprise Road,
Industrial Area, Nairobi, Kenya

sales@accurate.co.ke

+254 759 312 882
+254 728 482 510

@AccurateSteelKE

@AccurateSteel
MillsLimited

Contents

DECEMBER 2023

DECEMBER 2023



10 | CORPORATE SPOTLIGHT

Studio Infinity Architects are celebrating 25 years since inception. The firm believes that architecture should create excitement, be unexpected and challenge preconceptions. Find out more about this firm and its projects in our Corporate Spotlight section.



18 | CORPORATE SPOTLIGHT

Established in 1953 by the late Laxmanbhai Bhimji K. Raghwani, **Laxmanbhai Construction Limited** is among the few construction companies founded before Kenya attained independence that not only managed to survive the transition to self-rule but also achieved monumental growth. The company has been marking its 70th anniversary.



22 | COVER

Greenwood City Mall is part of the larger Greenwood City, a modern mixed-used development in the heart of Meru, about 225 kilometres east of Nairobi. Designed by Triad Architects, Greenwood City itself, a development of Fusion Capital, is envisioned as an ultra-modern live, work and play community.



28 | PEOPLE

If **Charles Ogeto's** father had his way, the co-founder of Maestro Architects would today probably be sifting through books of accounts in some organization.

We look at the other side of Arch. Ogeto, away from architecture.



38 | FEATURES

Many Kenyan homeowners and developers are increasingly going for the **flat roof design**. The flat roof is cheaper than its pitched alternative but calls for skilful installation to forestall possible leakage from rainwater.

COVER PICTURE: *The Greenwood City Mall in Meru Town, part of the envisaged Greenwood City.*

EDITOR
John Njiraini

PROJECTS EDITOR
Francis Makari

SENIOR WRITER
Brigette Wambui

CONTRIBUTORS
Anthony Kamau; Benson Mbare

HEAD OF MARKETING
William Mutama

SALES
Lilian Khavosa
Peter Mbugua
Peter Penda

AGENCY
Northwest Ventures Ltd

**Construction
KENYA SHOWCASE**

© Construction Kenya Showcase
All rights reserved.

Tel: +254 20 267 9808 / +254 101 865 828
Email: editor @constructionkenyashowcase.com



Engineers Boad of Kenya Registrar Eng. Margaret Ogai (centre) and other delegates at this year's engineers' convention organised by the Institution of Engineers of Kenya (IEK).



Architect Sylvia Kasanga, Inaugural President of The Architects Alliance, a newly constituted lobby group, speaks to the media on the Alliance's mission for the architectural profession.



This is the new home of Kisumu Water and Sanitation Company Limited (KIWASCO). Kisumu County Government has accelerated the construction of facilities within the lakeside city.



Installation of the last girder in the Mombasa Port Area Development (MPARD) Package 2 Road project at the 1.4km Mteza Bridge this November.



The Big 5 Construct Kenya edition, an international construction expo held annually, took place at the Sarit Centre in Nairobi this November.



Participants at the IQSK Annual Quantity Surveying Students Conference held at the University of Nairobi follow the proceedings.



The Catholic Diocese of Kakamega embarked on a mixed-use development project in the heart of Kakamega Town. Overseen by Brickehaus Ltd, the project is racing towards completion.



The ongoing heavy rains have caused havoc in many parts of the country making roads impassable. This is a section of Thika-Garissa Road.



KEBS Acting Director for Standards Development and Trade Zacharia Lukorito (left) presents IMS certification to Davis & Shirliff Group Chairman Alec Davis as Group CEO George Mbugua looks on.



Rendeavour's Preston Mendenhall (in white shirt) congratulates Laxmanbhai Construction Ltd's MD Manji Raghwani on the latter's appointment as Tatu Central contractor. (Image: Capital Business)



Machakos Governor Wavinya Ndeti, senior County officials and Purple Dot International management during the official opening of Kyumbi Level 3 Community Hospital sponsored by the developer.



Eneo at Tatu Central, a CCI project, was recently feted at the prestigious African Property Awards in the UAE. The office development won Best Office Architecture.

DAVIS & SHIRTLIFF, GOVT IN DEAL TO REHABILITATE BOREHOLES FOR 2MN KENYANS



LEADING water and energy solutions provider Davis & Shirliff, has partnered with the National Steering Committee on Drought Response (NSCODR) to implement a project aimed at rehabilitating 100 boreholes in 32 devolved units across Kenya.

The primary objective of this project is to directly benefit 2 million Kenyans residing in drought-stricken areas throughout the country.

In alignment with this, Davis & Shirliff and NSCODR have devised comprehensive plans to enhance community resilience, focusing on livelihoods that enable communities to pool resources for the maintenance of these boreholes.

“This strategic partnership signifies a dedicated endeavor to craft and execute a Sustainable Resilience Program, focused on fortifying water infrastructure facilities. Our collective mission is to proactively alleviate the repercussions of drought, thereby safeguarding the nation from its pervasive impact and effects,” said Mr George Mbugua, Davis & Shirliff Group CEO.

As part of this partnership, Davis & Shirliff will supply high-quality spare parts and accessories, accompanied by a warranty on the equipment to be procured and installed at identified borehole sites by contracted drillers and equipers.

Davis & Shirliff has actively participated in various drought response interventions as advised by NSCODR, contributing expertise in designing Bills of Quantities, providing technical advice on boreholes and associated works, and evaluating bidders and technical documents to ensure optimal results.

AFFORDABLE HOUSING: 56 COMPANIES BAG JOBS

THE GOVERNMENT has awarded some 56 multimillion-shilling contracts for the construction of 26,214 affordable housing units across the country as part of efforts to address a deficit of low-cost homes.

A report submitted to Parliament shows that by March 2023, 14 out of the 47 counties had set aside 266 hectares of land for the construction of about 52,847 affordable houses.

The report shows that 56 bidders were awarded contracts to build low-cost homes on 158 hectares of land in 10 of the counties. The State aims to roll out the programme in all 290 constituencies.

“108 hectares did not attract developers due to the non-existence of horizontal infrastructure and conflict with the neighbourhood developments,” read the report.

The government has maintained that the aggressive focus on the construction of houses will have a multiplier effect on the economy by creating jobs and stimulating the growth of key sectors, especially manufacturing and real estate.

The Kenya Kwanza government introduced a mandatory housing levy of 1.5 percent through the Finance Act, of 2023 to finance the programme.

DOOSAN CONSTRUCTION EQUIPMENT REBRANDS TO DEVELON



DOOSAN Construction Equipment, a leader in heavy machinery, has rebranded and will now be known as Develon.

The evolution marks a significant milestone in the company’s history, conveying the brand’s commitment to ‘Develop Onward’, bringing in innovative solutions through technological transformation and the development of exceptional equipment and services to customers.

The launch event showcased the unveiling of the Develon brand and its future-forward vision for the construction industry.

Speaking at the rebrand event, the General Manager of Car & General Trading Limited, Srinivas Devarakonda, stated: “Our transformation into Develon represents a bold step

towards the future. This rebranding isn’t just about a new name; it’s about embracing innovation, sustainability, and an unwavering commitment to our customers’ success.”

“As the appointed sole distributors of Develon equipment in Kenya, we (Car & General Trading Limited) assure our customers that in spite of the rebrand, its core values and expertise stay true to providing the best-in-class construction equipment. The new name is global and will be applied on all new equipment and dealerships,” Srinivas explained.

Car & General Trading Limited, a subsidiary of Car & General Kenya PLC, a company listed on the Nairobi Securities Exchange since 1950 is the dealer of DEVELON equipment in East Africa since 2013, and holds franchises for other world class products including TVS motorcycles, Cummins power generators, Piaggio three

wheelers, Toyota forklifts, Kubota tractors among others.

Also at the launch, Develon’s Global Vice President, Edward Chung spoke about the Develon brand.

“Develon is under Korea’s conglomerate HD Hyundai group which is the 9th largest company in Korea. The company is growing fast as demonstrated by the growth in revenue- with 2020 as the year that the company recorded revenue of 60 billion dollars in a year,” Chung said.

Speaking on behalf of the National Construction Authority, Architect Nancy Milgo lauded HD Hyundai Group on the rebrand to Develon. “The National Construction Authority congratulates the move to rebrand and the promise by the brand to ‘Develop onwards’ which aligns with our strategic plan for 2025.

- Capital Business

In 1996, when I moved to the USA, and handed over my firm, HM Design to Sandeep and Gurvinder, I could never have imagined then, that I would today be writing this foreword to celebrate the incredible 25-yr journey of STUDIO INFINITY. This firm became the birth of their own personal design philosophies. It gives me immense pleasure to write this foreword for a firm that started my two students from U.O.N and has blossomed into one of Kenya's most creative architectural practices.

STUDIO INFINITY's work, exhibited in the following pages, demonstrates a unique sensibility that espouses modernism in its essence, in the office buildings, and in its rustic and organic interventions in the single-family residences and tourism lodges. STUDIO INFINITY has been a prolific office and has built an extensive portfolio that has raised the bar in the residential, commercial, and hospitality fields. So much so, that they were just a handful of Kenyan firms that were featured in the authoritative book, African Modernism: The Architecture of Independence by Herz, Schröder, Fockety, and Jamrozik. Over the past two decades, they have become one of the most sought out firms especially in the single-family residential market and I would like to take this opportunity to CONGRATULATE Sandeep and Guru in this amazing quarter-century landmark!

Prof. Hitesh Mehta FRIBA FAAK FASIA Associate AIA

Studio Infinity are contemporary architects with the will and desire to define the designs of our era.

For Studio Infinity, architecture is inhabited sculpture. That is, different from what was done in the past and what is being done today. It is supposed to create excitement, be unexpected and challenge preconceptions. Not just a practical shelter, but one that also brings pleasure and positivity to your time in that space. Studio Infinity's defining style uses asymmetry, folding planes, deconstructivism, modernism and illustrates a deep connection to nature with fluid forms which adapt to environmental needs.

Folding planes manipulate the structure's surface skin to create non-rectilinear shapes that push boundaries and embrace new possibilities. Envisioned by Sandeep Singh Rehal and Gurvinder Singh Manku, Studio Infinity Architects have been in practice since 1998. Their portfolio demonstrates a history of understanding clients' expectations, respecting schedules and budgets whilst ensuring quality and appropriateness of design.

M-GALLERY HOTEL(2023)

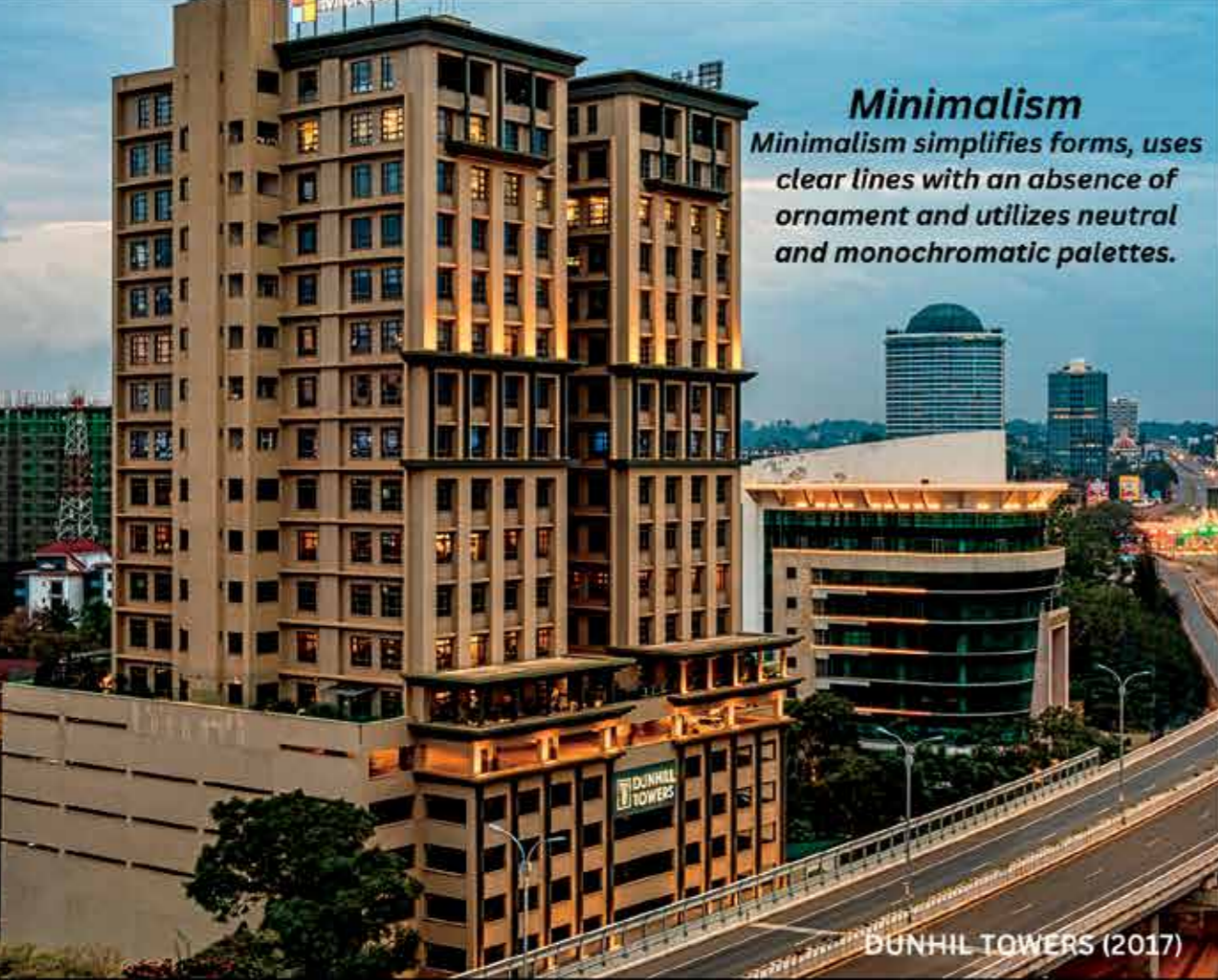


Contemporary Architecture

Contemporary Architecture is expressed through concepts of minimalism, deconstructivism, parametricism and sustainable, environmentally responsive architecture.

ONE23 GENERAL MATHENGE

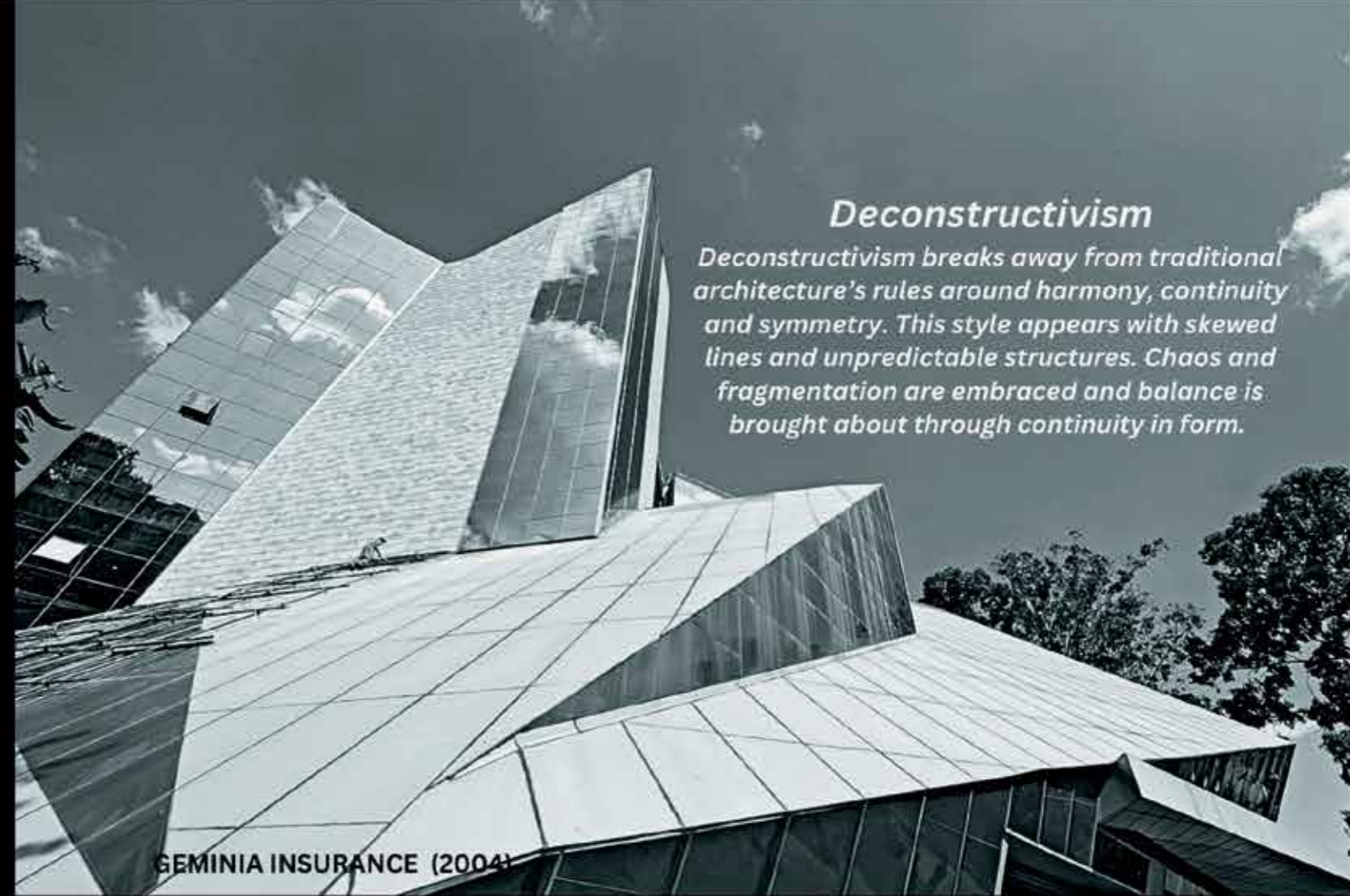




Minimalism

Minimalism simplifies forms, uses clear lines with an absence of ornament and utilizes neutral and monochromatic palettes.

BUNHIL TOWERS (2017)



Deconstructivism

Deconstructivism breaks away from traditional architecture's rules around harmony, continuity and symmetry. This style appears with skewed lines and unpredictable structures. Chaos and fragmentation are embraced and balance is brought about through continuity in form.

GEMINIA INSURANCE (2004)



DOUBL TREE HILLTON (2015)



SMART AUTO



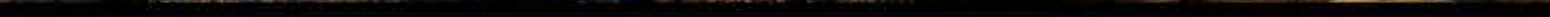
Parametricism

Parametricism centers around free form architectural concepts. Sharp corners, acute angles and straight lines define this contemporary style. Such designs may look futuristic or other worldly.



STUDIO INFINITY LLP
ARCHITECTS





Sustainable and Responsive Architecture

Sustainable & Responsive Architecture is eco-conscious (or eco-friendly). It incorporates sustainable materials, renewable energy sources and blends in with the environment



STUDIO INFINITY LLP



25 YEARS ANNIVERSARY



KAYVEE CONSTRUCTION LIMITED

BUILDING AND GENERAL CONTRACTORS



Congratulations Studio Infinity Architects on your 25th anniversary. We are proud to be associated with you.



Tel: 0736 373 737 / 0780 668 638
 Email: kvconst_ltd@hotmail.com
 Mayfair Suites, Parklands Road, Basement - Nairobi



Quantity Surveyors, Project Managers, Development Managers, Construction Cost Consultants



Congratulations Studio Infinity Ltd on your

25TH

anniversary!

Tandem & Stark Ltd. 3rd Floor, Suite 15, The Greenhouse, Ngong Road, Nairobi
 Tel: +254 20 2055945 Email: info@tandemandstark.net Web: www.tandemandstark.com



CHECKCOM CONSULTANTS LIMITED
 Building Services Engineers

P.O. Box 22635-00100 G.P.O. NAIROBI-KENYA
 Tel: +254 721 329 716
 Email: checkcomltd@gmail.com



Congratulations STUDIO INFINITY ARCHITECTS on the occasion of your Silver Jubilee. We are proud to be associated with you!

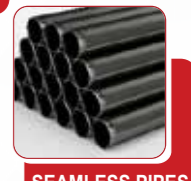
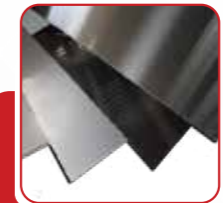
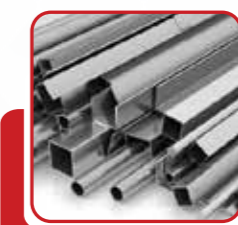
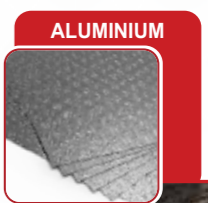


YOUR GATEWAY TO ENGINEERING SOLUTIONS



Congratulations STUDIO INFINITY ARCHITECTS on your SILVER JUBILEE!

2nd Floor, The Oval, Parklands, Nairobi
 Tel: 0726 365516. Email: Info@masfyconsultants.com
 Website: www.masfyconsultants.com



// kens STAINLESS

STAINLESS STEELS CARBON STEELS CAST IRON ENGINEERING STEELS COPPER ALLOYS
 TOOL STEELS MILD STEELS WEAR RESISTANT STEEL ALUMINIUM ENGINEERING NYLONS
 CASTINGS GAS BURNERS LASER CUTTING WATERJET CUTTING
 Enterprise Road, Industrial Area, Nairobi - Kenya
 (+254) 0207 903903 , 0725 903903
 sales.ind@kensmetal.co.ke www.kensmetal.co.ke

Laxmanbhai Construction Ltd

70th Anniversary



*Britam Tower, one of
Laxmanbhai's landmark projects
in Nairobi.*

Established in 1953 by the late Laxmanbhai Bhimji K. Raghvani, Laxmanbhai Construction Limited is among the few construction companies founded before Kenya attained independence that not only managed to survive the transition to self-rule but also achieved monumental growth. The company is synonymous with Kenya's development journey, having been involved in key projects in every defining historical moment of the country.

For seven decades, the company has traversed the industry like a colossus leaving its signature on some of the most iconic buildings in Kenya.

Iconic Projects

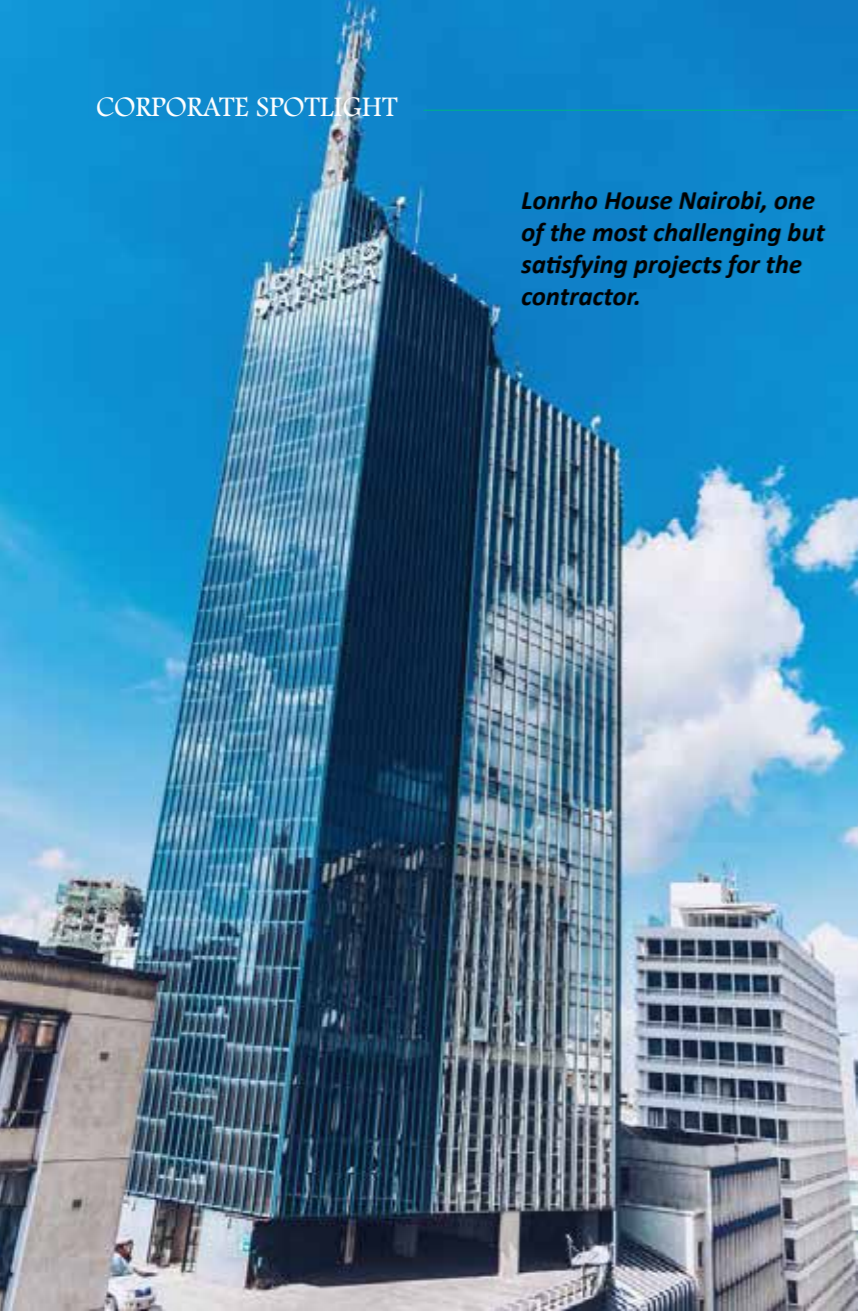
The company's name is inscribed on many skyscrapers like Britam Towers, Teleposta Tower, Rahimtulla Trust Tower, Lonrho House, Nyayo House among many others. It also has its name in many five-star hotels like The Stanley, English Point Marina, Villa Rosa Kempinski, Hemingways Hotel Karen, Crowne Plaza Hotel Annexe among others.

Laxmanbhai is also the contractor behind many iconic buildings such as I&M Headquarters, The Hub Karen, Westend Towers, Westgate Mall, UN Office Facility among many others. For institutions and common buildings, a mention of any international school is most likely to evoke the name Laxmanbhai. These range from Brookhouse International School, Gems International School, Aga Khan Academy, Aga Khan University Centre among many more. For residential and apartments, the company is behind such projects as Garden City Residences, Laxcon Court, Bamburi Beach Homes among many others.

For Laxmanbhai, being the preferred contractor for these iconic projects has come by design and through years of pursuit of perfection. Notably, Kenya's building and construction industry has over the past two decades witnessed significant growth particularly in the commercial and residential segments. Over the period, factors like aesthetics, breathtaking interiors, wide open space, recreation space among others are increasingly being incorporated in building to offer a wholesome experience. For most contractors, it is a challenge to deliver on every attribute beyond the structural aspect of the project. Indeed, the industry



Clockwise from top left: Villa Rosa Kempinski, The Stanley Hotel and Westgate Mall



Lonrho House Nairobi, one of the most challenging but satisfying projects for the contractor.

is awash with cases whereby clients have been forced to replace contractors midstream or redo whole sections. The case is different for Laxmanbhai. Through training of staff, commitment to detail and investment in the right equipment, the company has always delivered projects beyond the satisfaction of clients.

A case in point was the construction of the 20-storey Lonrho House, a project that was executed in the middle of the central business district while some of the occupants carried on with their businesses. Implementing the project was a monumental undertaking for Laxmanbhai. Despite the complex, delicate and dangerous nature of the job, the company did manage to complete the project in record time and within budget. "Lonrho House was a tough job but is among those that we are proud of delivering," avers Mr Manji.

"Wherever we work, our clients and consultants value our trademark commitment to excellence, quality, innovation, sustainability and safety," explains Mr Manji Raghwani, Managing Director. He adds that the company has built a reputation of deploying its full range of expertise and collaborating with both clients and consultants to deliver successful projects that consistently set new benchmarks in the construction industry. *(See full story on our website).*



DIRECTORS: 1. Mr Manji K. Raghwani (Managing) 2. Mr Ramji K. Raghwani 3. Mr Virji K. Raghwani 4. Mr Khusal R. Raghvani 5. Mr Arvind M. Raghwani

A TOAST TO 70 YEARS

Crown Paints would like to congratulate Laxmanbhai Construction on 70 years of greatness. We are proud to partner with you and build dreams together.

At Crown Paints, we have unmatched variety and unbeatable quality products, perfected over 65 years.

TRUSTED QUALITY

WIDE VARIETY OF PRODUCTS

INNOVATIVE & CONSUMER CENTRIC

OVER 11,000 SHADES

CONGRATULATIONS ON 70 YEARS

Greenwood City Mall - Meru

Opening new frontiers





As devolved units continue to grow, many businesses and individuals are finding it worthwhile to invest in these regions rather than flock to the capital city and other large towns. Consequently, there has been a noticeable incremental trend in commercial and residential developments in regional (county) capitals.



809 Applewood Adams Building
Ngong Road, Adams Arcade
P.O. Box 12012-00100 Nairobi, Kenya
Tel: +254 20 8100590, +254 20 8100591
Mobile: +254 721 367435, 770 802071
Email: info@multiscope.co.ke
Website: www.multiscope.co.ke

We are proud to be associated with the Greenwood City Mall Meru as the Project Civil & Structural Engineers

Fostering Sustainable Infrastructure

The Greenwood City Mall is part of the larger Greenwood City, a modern mixed-used development in the heart of Meru, about 225 kilometres east of Nairobi. Meru is considered a prime location for this kind of development as it is accessible from key towns around the Mt. Kenya region including Embu, Nanyuki and Isiolo. These towns have vibrant economies that can support retail business.

Designed by Triad Architects, Greenwood City itself, a development of Fusion Capital, is envisioned as an ultra-modern live, work and play community providing an ideal environment with natural open spaces with playgrounds, community facilities, commercial and retail space. It sits on six acres and is being implemented in phases. The mall, already complete, takes up 3.8 acres.

According to the developer, the intention behind Greenwood City was to deliver a Grade A mixed-use development in the fast-growing town and attract premium tenants like other major cities in the country. They were also cognizant of the potential of job creation during construction and from the businesses that would be domiciled in the city.



"We take pride in having delivered the first premium value mall in Meru and the greater environs featuring modern international design."



BEEQUE CONSULTANTS LTD.
Quantity Surveyors & Building Economists

#19, Beeque House, Golf Course, Mbaruk Road,
Tel: +254722667146, +254733734537
P.O. Box 3280 – 00200 Nairobi.
Email: info@beeque.com

SERVICES PROVIDED

- Project viability studies & developer's budgets.
- Budgetary Construction Cost Estimates & cost plans.
- Tender documents/Bills of Quantities.
- Pre-tender cost estimates.
- Procurement advice, tender action & process.
- Contract formulation.
- Construction cost management – cost monitoring, controls & cash flow projections.
- Interim valuations for Contractor's payment certificates.
- Measurements and valuation of variations, financial appraisals, contract claim management & final accounts.
- Dispute resolution and management services.

We are proud to be associated with the Greenwood City Mall Meru as the Project Quantity Surveyors

Designed by Triad Architects, Greenwood City itself, a development of Fusion Capital, is envisioned as an ultra-modern live, work and play community providing an ideal environment with natural open spaces with playgrounds, community facilities, commercial and retail space.

“We take pride in having delivered the first premium value mall in Meru and the greater environs featuring modern international design with high-end finishes and well-planned retail shops. It also has world class facilities and amenities including the first escalator in the town and spacious panoramic lifts that open to the well-lit atrium and bespoke frameless glass balustrading. This is supported by spacious outdoor areas covering ample parking and well landscaped areas that brings out the mall’s identity to blend and conserve the existing flora.”

The mall was completed ahead of tenant fit-outs in October 2022 having commenced in 2015. Most of the construction was however undertaken during the Covid Pandemic.

As expected, the mall has already attracted key tenants including financial institutions such as Cooperative Bank, Stima Sacco, retailers such as Naivas and a host of other businesses that include Linton’s and Citywalk. Others are healthcare providers including Gertude’s, electronics shops and major fast-food outlets such as KFC and Java.

Choice of location

The site has good accessibility and is near public parking spaces that will complement the parking at the proposed development. It’s also near the major commuter terminus. The property sits just off the Meru-Nairobi highway, which passes directly through the town’s CBD.

PROJECT TEAM	
<i>Consultants</i>	<i>Allied Plumbers Ltd</i>
<i>Triad Architects</i>	<i>KONE Kenya Ltd</i>
<i>Dimension Interiors</i>	<i>Ryce Engineering</i>
<i>Beeque Consultants</i>	<i>Toppoint Networks Ltd</i>
<i>Multiscope Consulting Engineers</i>	<i>Kisima Drilling EA Ltd</i>
<i>Metrocom Consultants</i>	<i>Premier Water</i>
	<i>Eco Ethics & Development</i>
<i>Letting Agents</i>	<i>Hebatullah Glass</i>
<i>Citiscap Valuers</i>	<i>Quickstart</i>
<i>Contractors</i>	
<i>Mizphah Contractor Agency (MC)</i>	
<i>Central Electricals Ltd</i>	

The second largest of Meru’s matatu stages- Makutano Bus Station- is situated directly opposite. Thus, is accessible by public and private means as well.

Materials used

The floor has a mix of high-quality ceramic and granito tiles with stainless steel cladding and balustrades and modern gypsum ceiling finishes. The shopfront designs feature powder coated aluminium. There is also significant use of glass in the façade and atrium to give a naturally lit space.

Green elements

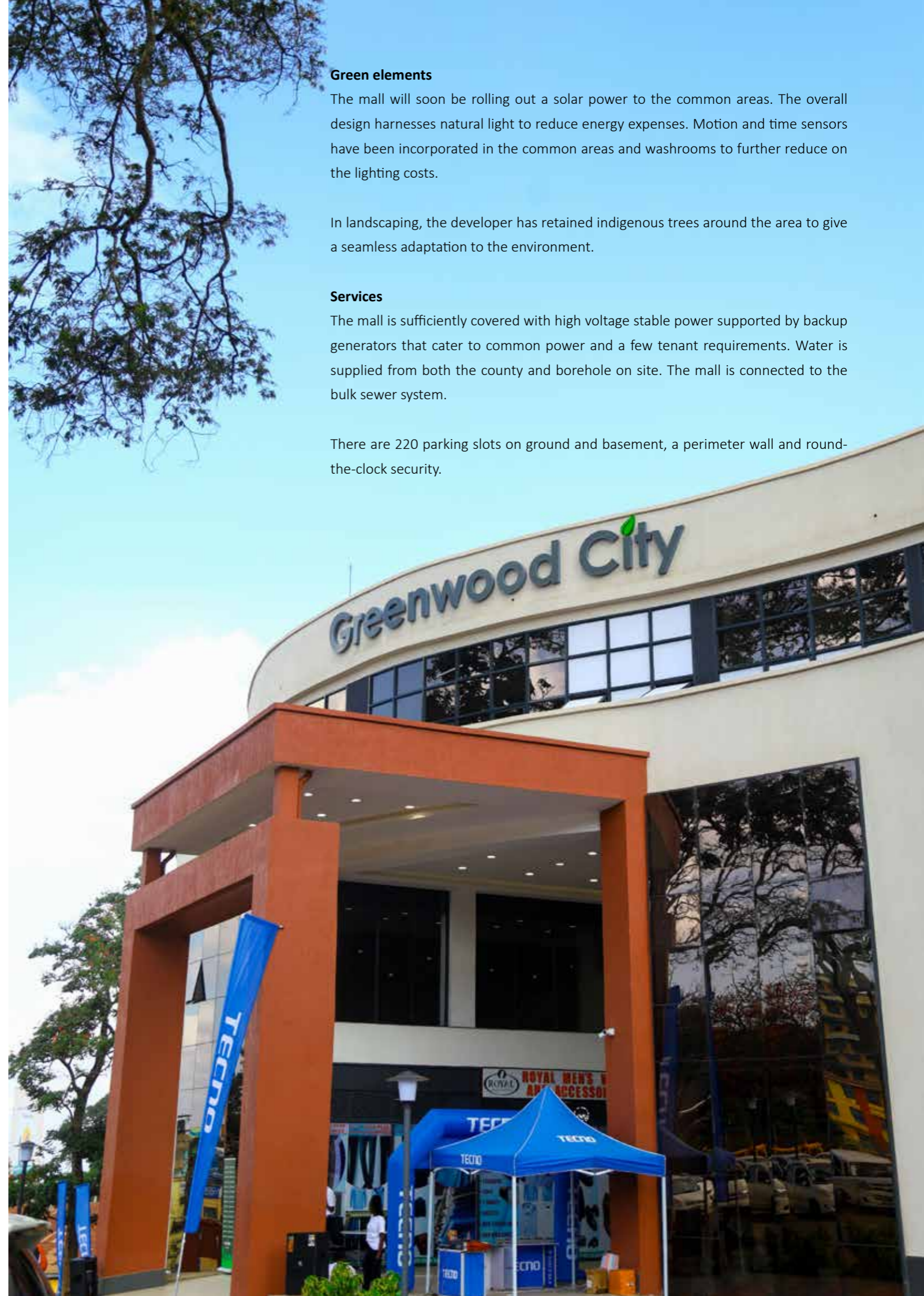
The mall will soon be rolling out a solar power to the common areas. The overall design harnesses natural light to reduce energy expenses. Motion and time sensors have been incorporated in the common areas and washrooms to further reduce on the lighting costs.

In landscaping, the developer has retained indigenous trees around the area to give a seamless adaptation to the environment.

Services

The mall is sufficiently covered with high voltage stable power supported by backup generators that cater to common power and a few tenant requirements. Water is supplied from both the county and borehole on site. The mall is connected to the bulk sewer system.

There are 220 parking slots on ground and basement, a perimeter wall and round-the-clock security.



Charles Ogeto

“Politics is not for me”



Arch. Charles Ogeto at the offices of Maestro Architects on Mombasa Road, Nairobi

If Charles Ogeto's father had his way, the co-founder of Maestro Architects would today probably be sifting through books of accounts in some organization.

“My father felt that in order to be able to handle and make money, I needed to take a course that deals with finances”, says Charles. And that is how he selected Bachelor of Commerce course at the University of Nairobi while completing his A-Level studies at Kagumo High School back in 1987. But it wasn't to be.

When the then school Principal Francis Mwangi noticed his selection, he called Charles aside. “Charles, you are a bright student; you have some artistic and technical talent and I believe the best course for you would be Architecture.” And with that, the Commerce option was whited out and replaced with Architecture.

The high entry cut-off marks for the course were not a deterrent and in no time, Charles' excellent grades earned him admission to the coveted University and course.

Today, as a director at Maestro Architects, a leading architectural practice in Kenya, Charles has no regrets in the course his life took after the Principal's intervention. Not only has he had immense success in his practice (see our detailed feature on Maestro Architects online or in our September 2023 issue) but has also contributed significantly to the industry through education and mentorship programmes.

Charles Ogeto started school in Mombasa where his father was working as a police officer. As he grew up, he moved around the country depending on his father's workstation at any one time. He sat for his primary level examination at St. Paul's Primary School in Mbotela Estate, Nairobi, and was admitted to Mawego Technical School, a prestigious national institution at the time. After his O-Levels, he was admitted to Kagumo High School for the two-year A-Level education.



Arch. Charles Ogeto at Universal Studios in Hollywood, California, USA.

Charles' interest in art and technical studies was already ignited at Mawego where he studied among other subjects, building drawing, masonry, carpentry and plumbing. In essence, he already had an introduction to the world of construction at an early age and the progression to pursue a career in architecture was only natural, even if unclear to him at the time. "I could already draw some small houses for teachers", reveals Charles.

Arch. Charles Ogeto believes in striking a balance between profession, personal interests and family. A married father of four, Charles finds time from his demanding architectural work to engage in other activities. Few people know his passion for drama and poetry. In high school, Charles was a serious actor and at one time was named "Best Actor" for his exploits. He has composed over 200 poems, some of which he has presented at forums. "I intend to eventually publish them", he says.

"I also play a big role in my local Catholic Church through advising on projects and inculcating the act of giving among congregants", he adds.

In addition, Charles is also a Board of Management (BOM) member of several schools, an undertaking he cherishes as part of giving back to the community.



At Bryce Canyon, Utah, USA.

In order to keep youth engaged and nurture talent, Charles developed The Wildside Active Living, a sports-oriented recreational centre on Mombasa Road where residents in the vicinity of Syokimau and beyond can swim, play football, table tennis, board games etc. With a view of the adjacent Nairobi National Park and the Ngong Hills in the distance, the centre is a perfect place to unwind. Events are also held at there. The Wildside Active Living is managed by his wife, who is not only a trained administrator but also a project manager. Charles intends to replicate this centre in other areas of the country.

Leisure travel is another of Charles' hobbies. Although in the course of his work he gets to travel abroad from time to time, Charles has visited several countries to relax and see the world. One of his most recent was a trip to



the United States where he visited several places in California, Utah and Nevada, including Hollywood and Las Vegas.

In some of these trips, Charles has shared his observations with professional colleagues through the Board of Registration of Architects and Quantity Surveyors (BORAQS) during their CPD programmes.

Charles is also a private developer in his own right with several projects in areas like Kajiado, Laikipia and Kisii. In Kajiado, he has done Pazuri Suites and his high-end medium size resort in Kisii (The Rolling Chaa) is nearing completion.

Do his children wish to take up his career? "My son is currently studying Computer Science at the United States International University Nairobi Campus", he reveals. Charles hopes to further expose him at international level and hopefully have him back to take part in the family business.

His other child, a daughter is pursuing Pharmacy at the University of Nairobi while the younger sons are in Form 2 and Grade 7.

Any interest in politics? "No, no, no", he says. "I'm averse to politics. I like taking the route taken by the late Chris Kirubi. Taking political sides means you are always in the spotlight and you keep changing affiliations depending on the season. I prefer to remain a business person."



Arch. Charles Ogeto in Las Vegas, Nevada, USA.

DAYLIFF

Dependable Quality

WATER PUMPS | BOREHOLE SERVICE | POOLS | SOLAR
 WATER TREATMENT | CHEMICALS | GENERATORS | IRRIGATION

The Brand of

know H₂O through experience

Dayliff.com

KENYA
LIVES
ON
ROTO

7 YEARS
WARRANTY

FIT IT AND FORGET IT

EXTRA DURABLE, EXTRA STRONG, UV PROTECTED, BACTERIA & FUNGUS FREE

2 LAYERED EXTRA HEAVY

UV PROTECTED

MADE HEAVIER
TO LAST LONGER

ROTO MOULDERS LIMITED P.O. BOX 26393 - 00504 NAIROBI, KENYA.
TEL: (020) 8070903-8, MOBILE: 0734 600203, 0722 203486,
0726 610471, 0733 589611, EMAIL: INFO@ROTO MOULDERS.COM,
ENQUIRIES@ROTO MOULDERS.COM

For Industrial, Automotive
and Decorative Paints

IDEAL MANUFACTURING COMPANY LTD

Kijenge Road, Off Likoni Road, (Near Winners Chapel Church)
Tel: +254 717 412 588; +254 733 412 588
Email: info@idealphaints.co.ke/Website: www.idealpaints.co.ke

How Errors in Estimates

Mar construction projects

Errors in construction estimates can significantly impact a project in several ways, potentially leading to financial, temporal, and logistical issues.

1

Cost Overruns

Underestimating costs is one of the most common errors. If the estimated budget is insufficient, the project might face a shortage of funds, leading to delays or even halting the construction process. This can lead to disputes, increased expenses, and financial strain on the stakeholders.



2

Delays

Inaccurate estimates can cause delays due to various reasons, such as the need to rework designs, order additional materials, or revise plans, impacting the project timeline. Delays can cascade through the entire project, affecting subsequent tasks and milestones.

3

Quality Compromise

Tight budgets resulting from underestimated costs might lead to compromises in the quality of materials, workmanship, or design. This can affect the overall quality and durability of the structure, leading to potential safety issues and future maintenance costs.

4

Party Disputes

Inaccurate estimates may cause disputes among stakeholders, such as the client, contractors, and subcontractors, particularly when unexpected costs arise. This can lead to legal issues, strained relationships, and potential litigation.

5

Damage to Reputation

If a construction project faces significant issues due to cost overruns or delays, it can harm the reputation of all parties involved, including the contractors, architects, and project managers. This could impact future business opportunities and relationships.

6

Loss of Trust

Inaccurate estimates erode trust between the involved parties. Clients might lose confidence in the capabilities of the construction team, leading to a breakdown in relationships and future collaboration opportunities.

7

Safety Concerns

Inadequate budgets might force the use of substandard materials or compromise on safety measures, potentially resulting in safety hazards for the workers and future occupants of the structure.

To mitigate these risks, thorough and detailed planning, accurate cost estimation, regular updates on budget and progress, as well as a buffer for unexpected costs (contingency), are essential. Utilizing experienced professionals, employing the right technology, and conducting regular risk assessments can help minimize the impact of errors in construction estimates and prevent their potential ruinous effects on a project.



Flat Roof Considerations

Leakage main challenge

Many Kenyan homeowners and developers are increasingly going for the flat roof design.

The flat roof is not only cheaper than the pitched option but it provides an alternative to the overused pitch roof. A flat roof gives much more space on the roof as opposed to regular pitched designs that rely on balconies. This space may be used for entertainment, relaxation, mounting of solar panels, AC units etc. Besides, one does not need to worry about damaging winds destroying the roof.

However, the flat roof also calls for extra care in installation. The biggest challenge is always the possibility of leakage from rainwater. Pitched roofs drain water easily. With a flat roof, you can anticipate puddling following a few days of rain if the roof itself isn't properly planned or installed. It is critical to involve professionals.

Before embarking on flat roof installation, ensure the roof deck is clean, dry, and free from debris. Repair any existing damage or rot on the roof deck. Install insulation boards if required for energy efficiency.

Lay a vapour barrier to prevent moisture from penetrating the roof. Apply a waterproof membrane or coating. This can include hot asphalt, torch-applied modified bitumen, or a liquid-applied membrane, depending on the chosen roofing material.

Lay the roofing material according to the manufacturer's instructions. This may involve rolling out and adhering rubber membranes (like EPDM), welding seams for TPO or PVC, or applying layers in built-up roofing.

Ensure proper sealing at edges, penetrations (like vents or pipes), and any other vulnerable areas.

It is also advisable to consider roofing accessories. Install flashing around edges, corners, and penetrations to prevent water ingress. Include drainage elements such as scuppers, gutters, or drains to ensure proper water flow off the roof.

Finally, regularly inspect the roof for signs of damage, pooling water, or wear. Perform necessary maintenance, such as resealing seams or repairing any punctures or tears.



Building a stronger future with precision steel

At AGI, we understand the importance of strength and durability in construction and manufacturing. That's why we strive to produce the highest quality steel products, with an unwavering commitment to precision and attention to detail. Our state-of-the-art facilities and skilled team allow us to provide the robust, reliable steel that your projects require. Trust us to help build a stronger future, one piece of steel at a time.



Abyssinia Iron and Steel Ltd. Kenya (Head Office)
No. 40, Westlands Road
Nairobi, Kenya

Abyssinia Iron and Steel Ltd. Uganda
Plot No. 123, Masese
Jinja, Uganda

Abyssinia Integrated Steel Ltd. Ethiopia
Bole Road, Dabi Building, 4th Floor
Addis Ababa, Ethiopia

E: sales@abyssiniagroup.com, sales@agiethiopia.com

T: +254 719 834 973, +254 795 758 885, +254 707 726 560, +251 116 635 122, +251 911 459 790

www.abyssiniagroup.com

PASSENGER & MATERIAL HOIST

CAPACITY IN TON
1, 1.2, 1.5, 2 & 2.5



CAPACITY IN TON
1, 1.2, 1.5 & 2



MADE IN INDIA

Congratulation



1953 Celebrating 70 years of developing Kenya 2023

CONSTRUCTION EQUIPMENT DIVISION

10 Addis Ababa Road, Industrial Area, Nairobi, Kenya

0734 729313/ 0733 495477 ashok@elitekenya.com www.elitekenya.com