

PROJECTS MAGAZINE

NOVEMBER DECEMBER 2020

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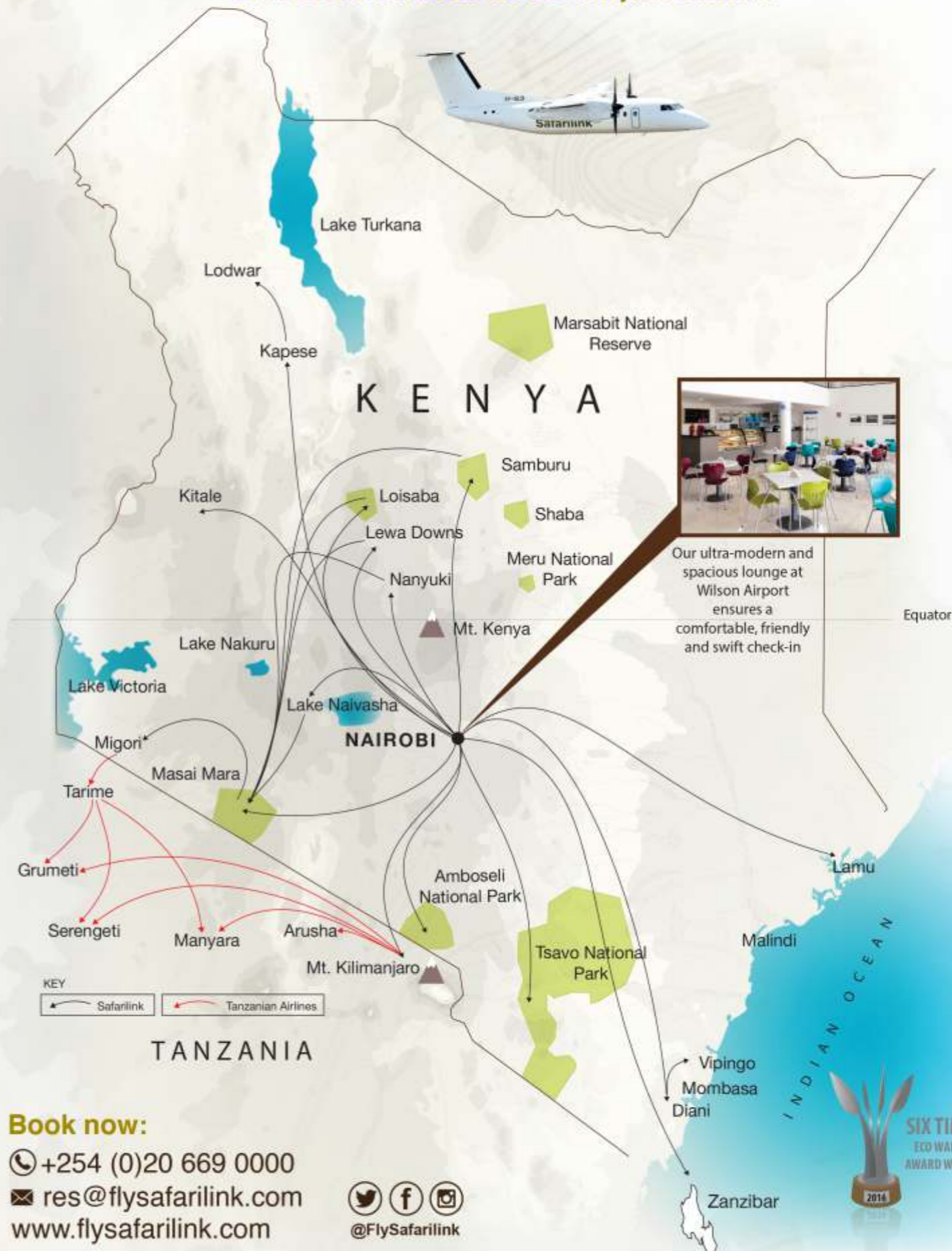


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Contributions

The editors welcome news items, press releases, articles and photographs relating to the Construction Industry. These will be considered and, if accepted, published. No responsibility will be accepted should contributions be lost, damaged or incorrectly printed.

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UNITY HOMES COMPLETES FIRST BLOCK OF UNITS



Unity Homes, a developer of inclusive residential communities in Kenya, has completed and received the Certificate of Occupancy for its first block of apartments in Unity West in Tatu City, enabling owners to move in.

Located along Tatu City's main road – the TC-101 – Unity West's first 48 units are spread across four blocks, with 12 apartments each. Another 48 units will be ready for occupation in October 2020, and the entire 384-unit first phase of the project will be completed by the end of 2022.



The KES 4.5 billion project offers two-bedroom apartments starting at USD 44,000, placing them within reach of middle earners. The units are part of a grand plan by Tatu City to construct more

than 30,000 homes at the 5,000-acre project.

Unity West homes are built with the modern family in mind, in an environment





that allows children to flourish. The Unity West community will enjoy 24-hour security, a fitness centre, 2 acre community park with jogging tracks and a playground,

swimming pool, coffee shop and a mini-market. Located adjacent to a 35-acre woodland park, the residents also get to enjoy various outdoor recreational activities.



The development is also in close proximity to Tatu City's Business District, and Tatu Industrial Park, the largest industrial and logistics zone in East Africa. This assures the buyers on steady appreciation in property value and a quick return on investment.

According to the National Housing Corporation, Kenya has a cumulative housing deficit of 2 million units growing

200,000 units per year being driven mainly by rapid population growth of 2.6% p.a compared to the global average of 1.2%, and a high urbanisation rate of 4.4% against a global average of 2.1%. With this shortfall, approximately 70% of which is in the low-to-middle income bracket, the Unity Homes project contributes to the government's Big 4 agenda goal of creating 500,000 new homes by 2022.

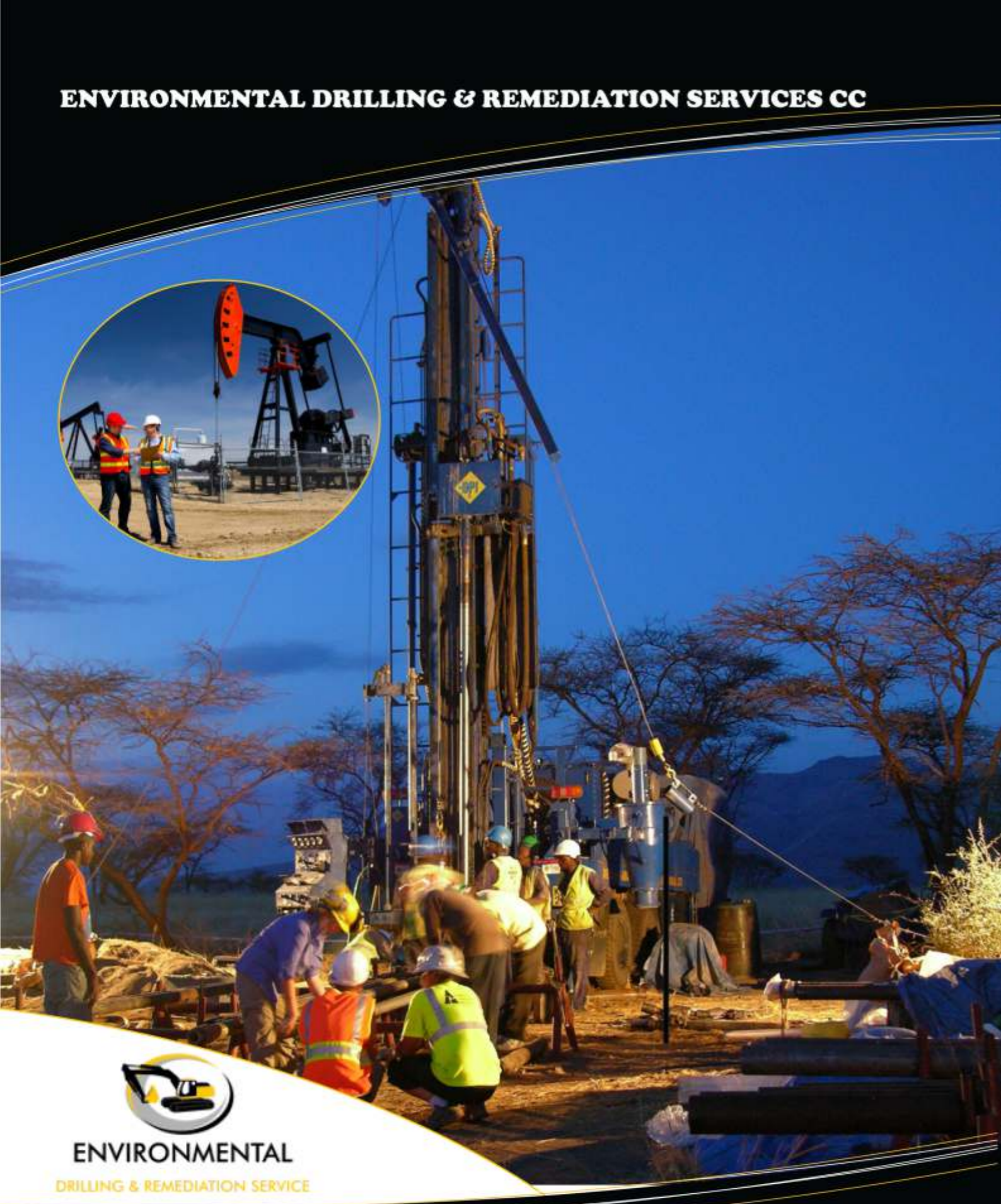
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MI VIDA Homes



Location: Garden city

1, 2 and 3 bedroom (DSQ)

Price: From Kes 8M

Anticipated occupation: Aug 2022

MI VIDA homes stunning project located just next Garden City, off Thika road.





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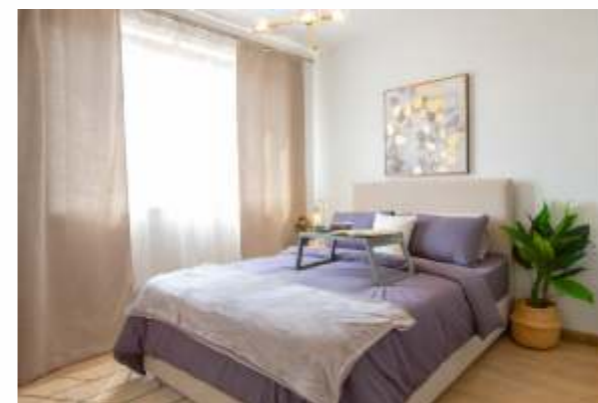
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Apartment types

- 1 – bedroom (56 sq.m) – Kes. 8.11M
- 1 – bedroom (58 sq.m) – Kes. 9.12M
- 1 – bedroom (62 sq.m) – Kes. 9.4M – 9.9M
- 1 – bedroom (63 sq.m) – Kes. 9.16M – 9.6M
- 2 – bed – Compact (86 sq.m) – Kes. 12M – 12.7M
- 2 – bed plus DSQ (94 sq.m) – Kes. 13.3M – 13.8M
- 3 – bedroom plus DSQ (123 sq.m) – Kes. 16.4M



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Automated Machine Learning is the Rising Star of AI-Driven Industrial Analytics

At SKF AI, we want to make AI-Driven Industrial Analytics and its benefits to process accessible to all manufacturers, no matter how many data scientists they have on staff. To that end, our SKF Enlight AI maintenance 4.0 solution is built on Automated Machine Learning (AutoML). Freddy Hernandez, Director Connected Technologies at SKF explains.

Unscheduled downtime impacts manufacturers of all sizes across every industry. Though there are different estimations of how unscheduled downtime affects production on a yearly basis, the International Society of Automation estimates that factories lose between 5-20% of overall annual production time due to these unforeseen setbacks.

The actual cost of unscheduled downtime is much greater than the minutes or hours a machine is unable to produce its allotted quota. Among the invisible expenses that manufacturers absorb are labor and overtime for plant workers and technicians, costs associated with the ordering of new machine parts and the transportation of this equipment, and damaged production output from machines that manufacture lower quality materials before breaking down.

As factory owners increasingly look to Big Data, Artificial Intelligence and Machine Learning to revolutionize processes and efficiency on the plant floor, one Industrial IoT (IIoT) technology that has been heralded as a pioneering maintenance solution is AI-Driven Industrial Analytics.

Many factory assets are already fitted with sensors that capture Big Data, such as vibrations and temperature, to monitor their wellbeing in real-time. AI-Driven Industrial Analytics harness this data to build complex Machine Learning models that can anticipate machine downtime. The advance warning empowers technicians to

schedule maintenance, order parts, and minimize the labor and output losses that unscheduled downtime necessarily entails.

The promise of AI-Driven Industrial Analytics – increased uptime, reduced O&M costs – has the potential to be a manufacturing gamechanger. Nevertheless, according to a 2018 McKinsey report, only 30% of all IIoT pilots are successfully scaled across the entire organization. In the case of AI-Driven Industrial Analytics, two formidable obstacles standing in the way of adoption are the global shortage in data scientists and a difficulty in scaling any solution across not one but dozens or even hundreds of factories.

Machine Learning is a difficult science that requires a high level of discipline expertise, and many AI-Driven Industrial Analytics solutions require a team of data scientists to keep the system running smoothly. In each step of the process, data scientists are responsible for configuring the Machine Learning's models. There is no preprogrammed guidebook for these labor-intensive decisions regarding aspects such as model selection and configuration or hyperparameter optimization.

At SKF AI, we want to make AI-Driven Industrial Analytics and its benefits to process accessible to all manufacturers, no matter how many data scientists they have on staff. To that end, our Enlight AI maintenance 4.0 solution is built on Automated Machine Learning (AutoML).

As its name suggests, AutoML automates aspects of Machine Learning by having algorithms, not data scientists, make model selection, validation and other configurations which were previously performed by human data scientists.



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This approach enables us to reduce many of the repetitive tasks performed by data scientists, improve the performance and accuracy of the Machine Learning models, and empower non-data scientists to make use of the insights generated. Using Correlative Pattern Recognition, algorithms analyze all the anomalous data to find broader hidden patterns. Once a deviation is detected, the system sends out an alert to plant technicians, who are then able to schedule a planned downtime, order parts and book repairs – all in advance.

Technicians using our solution don't need to become “citizen data scientists” to reap of the benefits of Machine Learning insights. Instead, an intuitive user interface provides information on the impending machine breakdown and empowers technicians to respond in real time using their existing skillsets.

Ever smarter AI is empowering us to offer a digital transformation product that combines advanced Machine Learning analysis with expert knowledge.

One benefit of this hybrid relationship between experts and AI-Driven Industrial Analytics is its impact on wrench time. Wrench time is the time that maintenance workers are actively engaged on the job with “tool-in-hand.” A substantial amount of wrench time is made up of waiting: waiting to arrive at the inoperative machine, waiting for parts, waiting for additional backup. Enlight AI significantly reduces the wait time by providing in-depth insights into two core maintenance issues, Root Cause Analysis and Time-to-Failure.

Though maintenance and reliability personnel may be skilled at repairing machines, they aren't always capable of diagnosing why a machine has faltered. In automated AI-Driven Industrial Analytics solutions, the algorithm discerns deviant sensor behaviors or correlations of these behaviors. Identifying the abnormal sensor activity provides insight into the Root Cause Analysis.

Tracing the breakdown to the behavior of a specific sensor in a piece of equipment helps identify the precise repair activity that is required for remediation. From the technician's perspective, less time is wasted on guesswork and testing, the machine can be repaired more quickly, and the technician can return to his or her scheduled tasks faster.

Using Big Data for AI-Driven Industrial Analytics also provides earlier indications of deterioration or impending asset failure. By identifying Time-to-Failure in advance, non-wrench time activities can

be reduced or eliminated because of upfront planning. Rather than waiting for parts or extra support to arrive, repair workers' time can be allocated to other routine maintenance tasks. When technicians can follow a set schedule, instead of being randomly paged to malfunctioning machines, the need for overtime can be significantly reduced.

As manufacturers ponder the concept of the Smart Factory and what that might mean for them, SKF is pioneering a tangible solution for the here and now.

Maintenance continues to dominate Industry 4.0 conversations, and our expansion into the maintenance services sector aims to provide new value to our customers.

In a time in which hacking, and data breaches have dominated the news, we're using secure and encoded channels to stream manufacturers' data to our cloud. While it may have been a non-issue a decade ago, data ownership has become a pressing issue in its own right.

Maintenance 4.0 is a critical component of a manufacturer's digitization journey, and the introduction of AI-Driven Industrial Analytics within the factory has the potential to significantly improve the employee experience, machine longevity, production quality and output, revenue and savings. Enlight AI provides a customizable maintenance solution for increased uptime and reduced operational costs. We look forward to helping manufacturers implement this predictive companion in and across factories.





Sepal Gardens



Gardens



Sepal

Location: Gatundu close

2 bedroom (all en-suite plus DSQ)

Price: From Kes 18M (167 sq.m)

Anticipated occupation: May 2021

Sepal Gardens comprises 2 bedrooms all en-suite plus DSQ along Gatundu close, Kileleshwa. Has a total of 56 units in total, with 6 units per floor:-

Roof top infinity swimming pool

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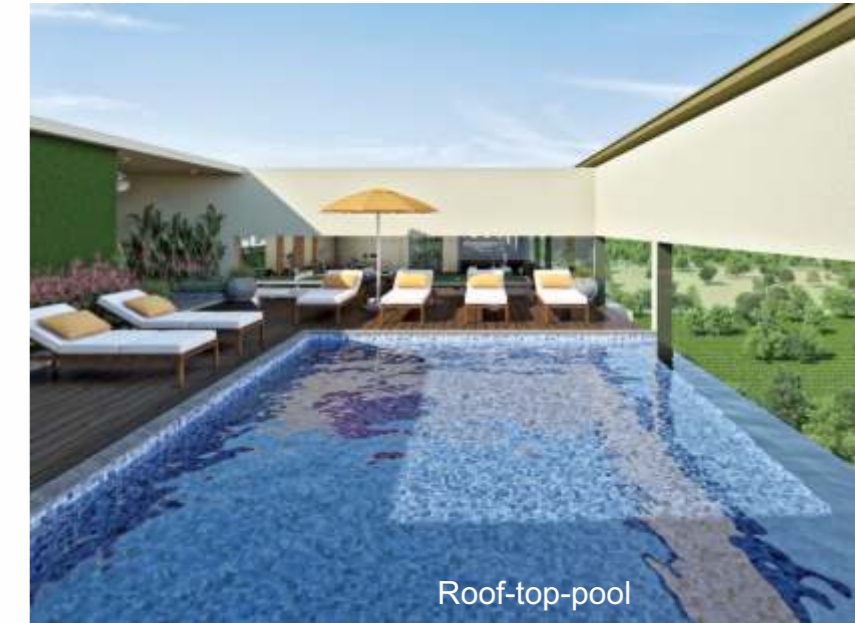
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HYDROCAM hydraulic bolt tensioners remove uncertainty from couplings

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HYDROCAM hydraulically operated bolt tensioners are designed to offer far greater accuracy compared with alternative fixing methods. HYDROCAM removes uncertainty over the performance and long-term reliability of couplings. It also saves time and reduces

risks, with its superior control and safety. Damage to bolts and associated structures is avoided, installation is faster, operation of equipment is optimised, while maintenance needs are minimised.

Bolted assemblies are used throughout industry but can present significant challenges. For example, incorrect assembly accounts for around 45% of all fatigue failures, with common problems being insufficient preload,



HYDROCAM hydraulically operated bolt tensioners are designed to offer far greater accuracy compared with alternative fixing methods

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over- or under-tightening and misalignment. “Conventional methods for tightening bolts use torque, applied by hand or torque tools,” explains Damian Lewis, General Manager at Pilgrim, part of the SKF Group. “These methods can damage threads and flange faces, leading to re-machining and added downtime. The bolts may also become loose over time and need re-tightening. An alternative is heat induction, but this requires specialist contractors and additional cost.”

HYDROCAM overcomes these problems by axially stretching bolts and studs, using a pre-determined residual load to create a high integrity fixing, which can be mounted and dismantled quickly and safely without damage. HYDROCAM can be supplied as a single tool or incorporated into a multi-tensioner for homogenous tightening; in most applications it is intended to be reused with multiple fittings but can also be permanently incorporated into

the nut assembly.

HYDROCAM is manufactured by Pilgrim, a fully owned SKF company, and supplied ready for use with the tensioner unit, power pack and all relevant fittings; the power pack can be hydraulically, electrically or hand operated. Damian Lewis concludes, “HYDROCAM ensures consistent, safe and precise bolt assembly and fastening. It's simple to use, eliminates the risk of errors and saves engineers throughout industry considerable time, effort and cost.”

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With HYDROCAM damage to bolts & associated structures is avoided, installation is faster, operation of equipment is optimised, maintenance is minimised



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Vipingo Affordable City



PROJECT IN BRIEF

Project Type: Development
Listed For: Sale
Price: KES 8,400,000
Price Terms: First Installment of 10% in 3 Months,
Balance payable within 10 Months
Floor Area: 250 Acres
Total Units: 755

Vipingo Affordable City is part of the Vipingo Development. It comprises 250 Acres master-planned Development with marked out amenities.

A Strategic Location

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PROJECT LOCATION
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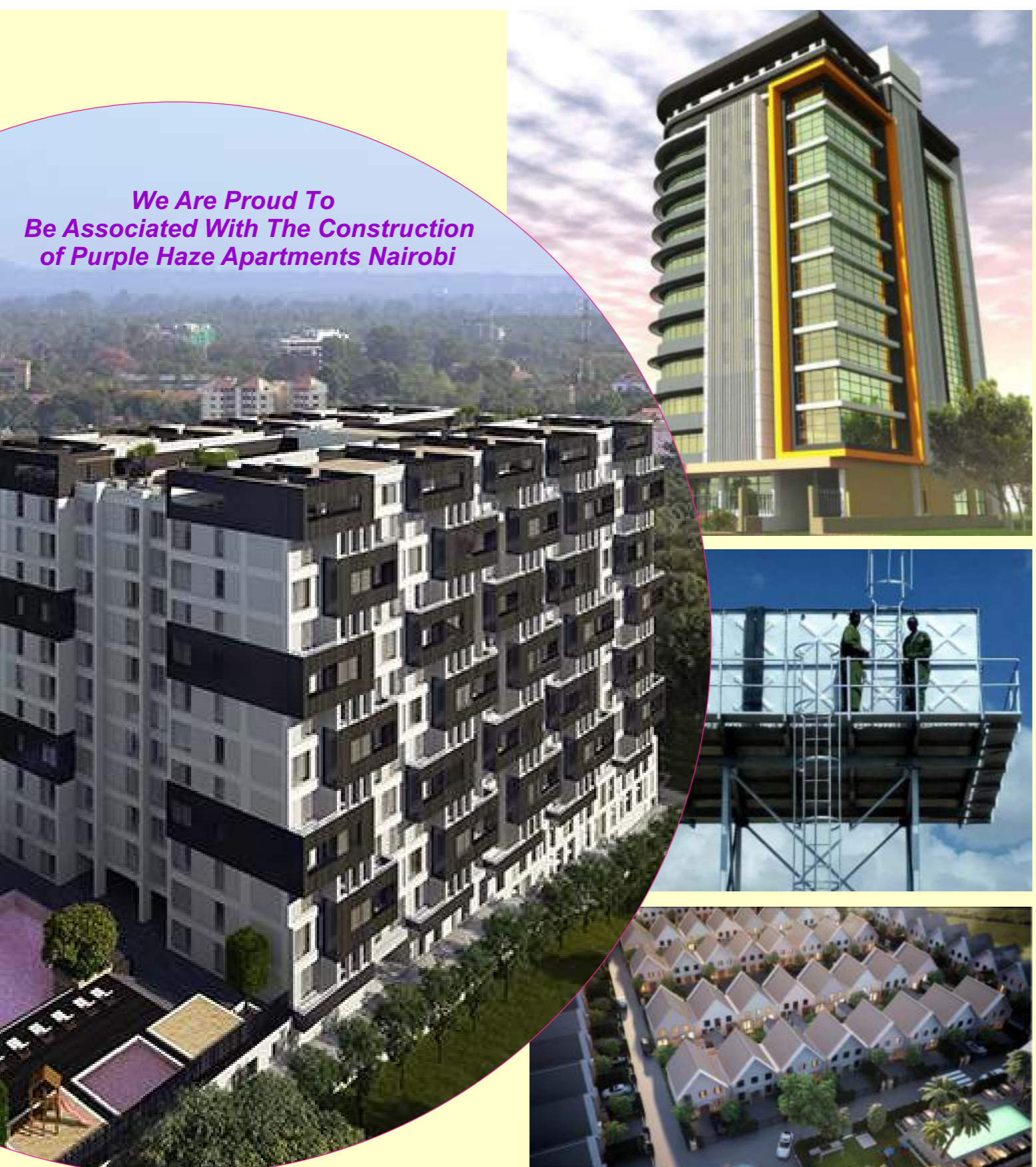



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Mandhir Construction Limited was found in 1988. Its founders were the late Mr. Dhirajlal M. Ajmera and Mr. Manish D. Ajmera. For the past three decades, we have been providing our clients with reliable solutions to their most complex challenges. With over 30 years of experience in Building and Civil Engineering Construction, our expertise spans across the entire construction industry's spectrum. Our past projects have ranged from small renovations to multi-million shilling projects.

Our success is driven by more than just building some of the most advanced facilities for both our private and corporate clients. It is driven more and more by our past clients who turn to us for our distinctive ability to implement innovative project management techniques and to serve as reliable providers of current & knowledge driven solutions for their ever complex construction projects.

Our team of construction professionals offers a single sourced solution for all of your construction related needs. Whether its restoration, site preparation, a new facility or facilitating renovations, we have the experience, personnel and equipment to provide the highest quality construction on schedule and within budget.

We support our clients from project inception, to the commissioning of fully operational facilities. Mandhir Construction Limited is a full-service construction company, offering a wide range of services. These services include but are not limited to; General contracting, Pre-construction services, Construction consulting, Design-build, Concrete construction,

Program management and Construction management.

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OUR VISION

To be recognized as Nairobi's best construction company, through the delivery of every project to the highest standards, with passion and with professionalism. To achieve 'bringing dreams to life' with our clients and all involved, while ensuring enjoyment is gained throughout the construction journey.

OUR MISSION

To continue ever more, in our dedication to providing our clients with the highest level of quality construction services at fair and market competitive prices. To ensure the longevity of our company through repeat customers and referrals, achieved through customer satisfaction in all areas including timeliness, workmanship, attention to detail and service-minded attitudes. To maintain the highest levels of professionalism, integrity, honesty and fairness in our relationships with our stakeholders.

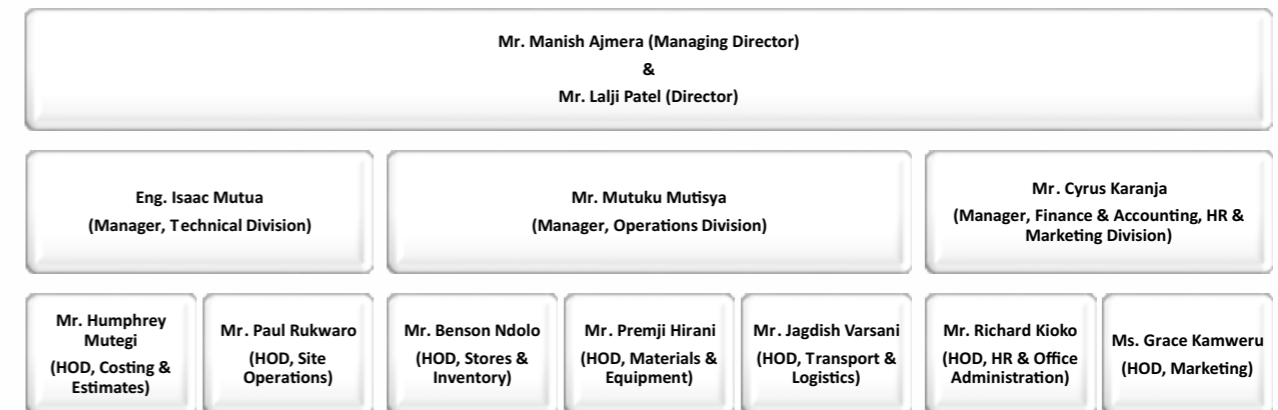
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OUR COMPANY STRUCTURE



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- Proposed Industrial Effluent Treatment Plant
- Proposed Transmitting Station
- Proposed Mutundu House
- Proposed Mara Simba Lodge (phase 1)
- Proposed Mara Simba Lodge (phase 2)
- Proposed Luxury Apartments
- Proposed Swan Centre
- Proposed Concrete Paving
- Proposed Parking Yard
- Proposed Sheetal Villas
- Proposed Industrial Building For Swan Millers
- Proposed Ker Downey Safaris' Headquarters
- Proposed Water Supply
- Proposed Refurbishment Of French Development Agency Office
- Proposed Refurbishment Of Office Blocks For Mumias Sugar Mills Limited
- Proposed Refurbishment Of Work Areas
- Proposed Water Intake
- Proposed Residential Building



PROPOSED TRANSMITTING STATION

- Proposed Nairobi Prayer Center
- Proposed Executive Staff Apartments For The Bank Of India
- Proposed Refurbishment Of The Aga Khan University Library
- Proposed Redevelopment Phase 2 Enabling Works
- Proposed Alterations And Extensions To Mr. & Mrs. Hewett's Residence



PROPOSED TRANSMITTING STATION

- Proposed Alterations And Extensions To C. Dormans Factory
- Proposed Executive Massionnettes For Mr. Bansal – Temple Court
- Proposed Alterations And Extensions To C. Dormans Coffee Training Center



PROPOSED TRANSMITTING STATION

- Proposed Temple Court
- Proposed Construction Of 8 Massionnettes For Casabella (k) Limited



PROPOSED MARA SIMBA LODGE (PHASE 2)

- Proposed Residential House For Mr. & Mrs. Sahni
- Proposed Construction Of 9 Maissonettes For Camelot Investments
- Proposed Errection, Adition And Alteration To Existing Development



PROPOSED MARA SIMBA LODGE (PHASE 2)

- Proposed Bungalows For Greenford Developers
- Proposed Refurbishment Of Mara Safari Club
- Proposed 43 Flats For Focus Developers
- Proposed Residential Buildings For Mr. & Mrs. Kantaria
- Proposed Construction Of 10 Flats For Jenkin Developers
- Proposed 5 Executive Townhouses For Taunton Holdings
- Proposed 20 Flats For Packwell Developers Limited
- Proposed Commercial Development For Niti Computers
- Proposed Athi River Housing Scheme (phase 2)
- Proposed Luxury Apartments For One Riverside Drive Limited
- Proposed Maisonnets For Trafford Properties Limited
- Proposed 14 Duplexes & Triplexes Complete With Services & Associated External Works



PROPOSED SWAN CENTRE

Swan Centre along Oginga Odinga Road – Kisumu

- Proposed Luxury Apartments For Blue Bell Properties
- Proposed Bhachu Houses
- Proposed Industrial Building
- Proposed La Maison Royale Hotel (phase 1)
- Proposed Refurbishment Of Makongeni Yard
- Proposed Residential House, Dsq Stores, Generator House & External Works



PROPOSED SWAN CENTRE

Swan Centre along Oginga Odinga Road – Kisumu

- Proposed Development On Plot Lr. 209/8299
- Proposed Security Upgrades At The Canadian Embassy In Nairobi Kenya
- Proposed Residential Development On Plot Lr. No. 209/8000/165 Nairobi



PROPOSED SWAN CENTRE

Swan Centre along Oginga Odinga Road – Kisumu



PROPOSED CONCRETE PAVING

Concrete paving yard for Mumias Sugar Company

- Proposed Warehouse & Office Block on Plot No. Lr. No. 125715/10514
- Proposed Residential Development On Plot Lr. No. 214/362 Muthaiga, Nairobi
- Proposed Residential Development On Plot Lr. No. 11871/4 Loresho Villas, 5 No.



PROPOSED SHEETAL VILLAS

Sheetal villas undergoing construction

- Proposed Construction Of A Wheat Processing Mill On Plot Lr. No. 337/649 For Alpha Grain Millers Limited
- Proposed Residential Development On Plot Lr. No. 12241/55 In Nyari Estate



PROPOSED CONSTRUCTION OF 8 MASSIONNETTES FOR CASABELLA (K) LIMITED

The completed project, front view



PROPOSED CONSTRUCTION OF 8 MASSIQUETTES FOR CASABELLA (K) LIMITED

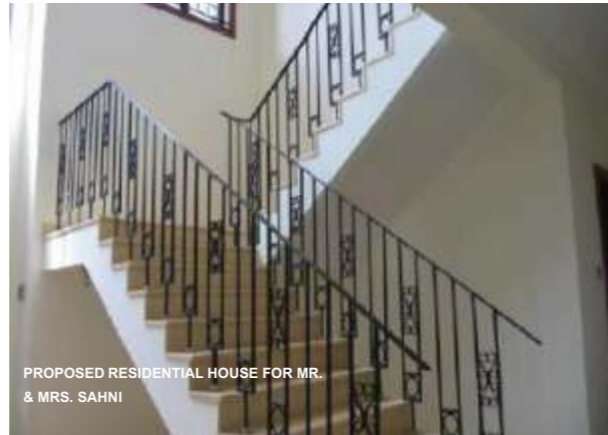
The completed project under occupation

- Proposed Development For Lukenya Grain Millers Limited On Plot Lr. No. 7885/6 & 7886/7 In Lukenya, Off Mombasa Road – Machakos County
- Proposed Refurbishment Of Main Kitchen And Renovation Of Vitreo Retinal Theatre For Lions
- Sightfirst Eye Hostital Loresho
- Proposed La Maison Hotel On Plot Lr. No. 209 In South C, Nairobi
- Proposed Waterproofing Repair Works
- Proposed Construction Of 10 No. Classrooms For Magereza Secondary School In Kitengela.
- Proposed Renovations And Refurbishments To Hansaben Ward At M. P. Shah Hospital, Nairobi



PROPOSED RESIDENTIAL HOUSE FOR MR. & MRS. SAHNI

Front View



PROPOSED RESIDENTIAL HOUSE FOR MR. & MRS. SAHNI

Completed Staircase



PROPOSED RESIDENTIAL HOUSE FOR MR. & MRS. SAHNI

Rear View



PROPOSED RESIDENTIAL HOUSE FOR MR. & MRS. SAHNI

Washrooms



PROPOSED BUNGALOWS FOR GREENFORD DEVELOPERS

Completed Sample Room's lounge



PROPOSED BUNGALOWS FOR GREENFORD DEVELOPERS

Front View



Silo Fabrication



Silo Fabrication



Front View



Dining Area & Garden Terrace



DiniFront view of the apartmentsng Area & Garden Terrace



Side view



Interior View (Staircase)



Front View



Front View



Rear view



Main entrance



Front View



Front View



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SCOPE DESIGN SYSTEMS LTD



KISM- TOWERS

Scope Design Systems was started in 1997 as a firm of Architects and Town Planners and in 1999 under the arrangement of its directors, the firm expanded the range of services offered, to operate as a firm comprising of Architects, urban Planners, Interior Designers and Project Managers. The firm has expanded the services to include feasibility studies, joint venture arrangements, consortium management and undertaking diverse Public Private Partnership (PPP) projects with National government and other international agencies.

The firm has extensive experience in a wide range of building projects. The multi-disciplinary nature of the consultancy enables us to provide a full range services to the Government, Parastatal as well as local and international clients.



KISM- TOWERS



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SENATE CHAMBERS



River Estate Apartments -Ngara,Nairobi



Greatwall Gardens- Athi-River

incorporated in 2016 Scope Design Systems Limited(SDSL) is among the first indigenous African firms in EastAfrica to computerize all its operations. This has given the firm a leading edge in design technology as far as design and management of large projects are concerned.

The Company Directors are Arch. P.J.Kuriah and Arch.I.Kamau, who possess extensive experience in construction sector spanning over a period of 21 years and 17 years respectively.

The firm has undertaken a wide variety of projects spanning multiple sector of the construction industry. These include residential houses, housing development, national research laboratories, commercial buildings, industrial facilities,cultural centres and public markets among others.



THE NEST AT VANGA-LAVINGTON

The firm has made notable contribution in the housing sector. Together with Edermann Developers, the firm has undertaken extensive housing projects within the city with a focus of providing affordable housing units in line with the governments Big 4 agenda. This has seen the development of successful estates like The Greatwall Apartments, Mlongo, Greatwall Garden Athi River and the upcoming River Estate Apartments Ngara; a project of its kind in the heart of Nairobi city.



NGONG MARKET



SCHOOL OF NURSING & HEALTH SCIENCES -MERU UNIVERSITY



Area Control And Disaster Recovery Centre -KCAA

The firm has also undertaken projects in a number of the Counties in Kenya. These include office complex for county assembly of Nakuru, County Assembly chambers for Machakos County, West Pokot County and Murang'a county. As a leading architectural practice in the country SDSL provides services that include: architecture, interior design, project management, urban planning and contract management.



WANGARI MAATHAI INSTITUTE-UoN

The firm has an impressive, diverse portfolio placing it right in the league of the big players within the country having served numerous public and private clients.



Nakuru County Assembly Offices

The team of skilled architects, interior designers, project managers and specialist consultants. The firm has capacity to offer comprehensive design service from inception and feasibility studies through design process to contract administration and project handover on all types of architectural works.



THE NATIONAL PHYSICAL SCIENCES RESEARCH LABORATORY-KONZA



The Scope Design System Ltd Team

The team has a wide breadth of knowledge and experience granted by their diversity, each member bringing in a different skill set and outlook to the problems presented by the client. As a result we guarantee work of the highest quality tailored to the client's requirements. This is achieved through the use of high-tech hardware and software systems.



Arch.P.J. Kuriah-Managing Director

The workforce is skilled in using various CAD-based softwares such as ArchiCAD, SketchUp, Revit, Lumion and the Adobe Creative Suite. The software plays a big part in the efficient and timely delivery of projects especially with the utilization of the BIM system.



Arch. Isaac Kamau

The Scope Design team consist of 7 architects, 3 technicians, 1 interior designer, 3 administrators and a driver, at the helm are Arch.P.J.Kuria (director) and I.R Kamau (Director), Arch. Philip Lenjo (Senior Architect) and Arch.Githinji Mathenge (Senior Architect).

DESIGN PHILOSOPHY

The firm is keen on global Architectural design standards and regulations and is fully aware fo the environmental impact and degradation caused by the built environment. In light of this the firms design

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We are proud to be associated with Scope Design Systems Ltd.

approach is geared towards achievement of sustainable buildings through application of passive design strategies and utilizations of smart technology to achieve, water and energy efficiency for optimum resource utilizations.

Of importance to our practise is contextulization of projects to the local climate, site constrains,building regulations and clients budget. This is achieved through feasiblity studies, site analysis and relevant case studies.

In our recent projects the firm has sought to intergrate Green Certification from leading bodies such as Green Building Council & LEEDS. This has placed the firm at the fore front in environmental conservation and preservation and in ensuring that our projects meets the set global standards as well as taking into accounts the need to preserve resource for posterity.

Training.

The firm continues to play a key role in training and skill transfer to young generation through opportunities for internship and attachment this has been achieved through linkages to the training institutions in the field of architecture, construction and built environment

Corporate Social Responsibility

The firm has embraced Corporate Social Responsibility as a way of giving back to the community by supporting the less fortunate through philanthropic causes to uplift the social well-being of the disadvantaged persons in the society



CSR AT THE SONS OF MANASSEH CHILDRENS HOME,KISERIAN



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