



Efficacy Par Excellence
Quantity Surveyors and Project Managers

A large circular graphic with a blue border, containing a photograph of a modern building with a glass facade and a curved roof. The image is tilted and partially obscured by a large blue shape on the left and a white shape on the right.

Profile/ Company Overview

Commitment and Integrity

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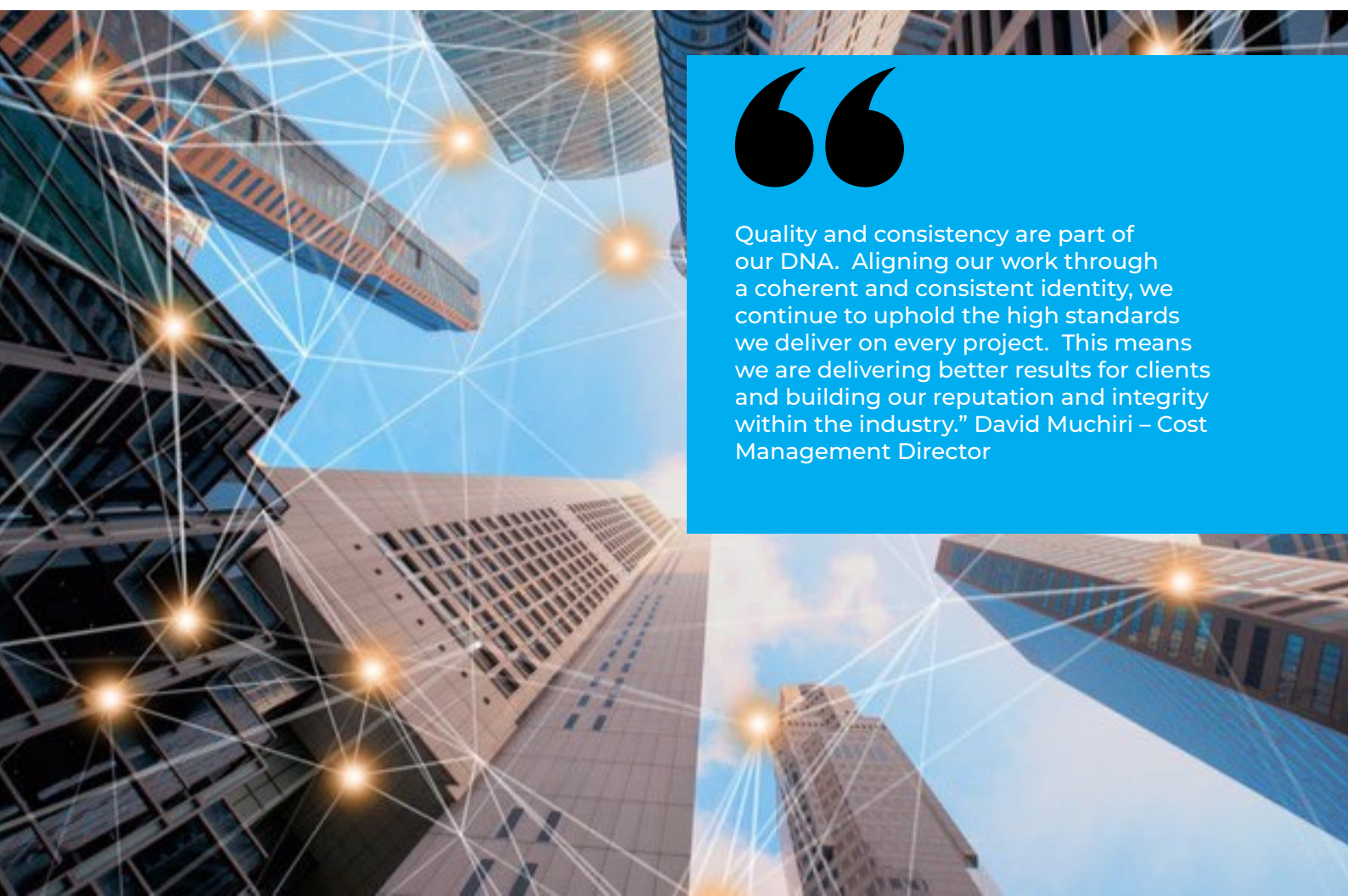


Message from CEO

There is a radical shift in the way global companies set up, manage and deliver and manage their real estate assets. Senior management want to secure maximum value from their capital investment in real estate. Leadership teams are seeking better control over where and how capital is spent, and the benefits it delivers to support business goals.

Our real estate cost management offering is fully integrated enabling us to deliver global performance on a national and local level. We have a thorough understanding of the local market, in terms of developer's commercial expectations, construction cost management techniques, specific contract administration expertise and application of sustainable building and infrastructure techniques.

Driving consistency and efficiency, our proven approach improves delivery through enhanced governance, controls and reporting. It provides project delivery teams with greater visibility of project overall performance on profitability, accurate cost reporting and a baseline to deliver substantial improvement across project delivery.



“

Quality and consistency are part of our DNA. Aligning our work through a coherent and consistent identity, we continue to uphold the high standards we deliver on every project. This means we are delivering better results for clients and building our reputation and integrity within the industry.” David Muchiri – Cost Management Director

Company Overview

BIM Cost Management is a leading professional services firm specializing in construction cost management across Eastern, Southern and Central Africa.



Who We Are

An innovative consultancy firm based in Kenya, offering expertise in project management, cost management, and program delivery across Eastern, Southern and Central Africa.



Our Focus

Specializing in real estate and infrastructure, we help businesses optimize investments, manage risks, and achieve superior performance in their capital projects.



Industry Expertise

With extensive experience in tackling challenges such as delays, cost overruns, and inefficiencies in the construction industry, we leverage global best practices to ensure project success. We bring over 20 years of experience and proven expertise to deliver exceptional results for our clients.



Our Value

We deliver consistent, professional solutions tailored to meet the complexities of modern projects, empowering clients to reduce waste, cut costs, and avoid delays.



Our Mission

To be the trusted partner in delivering excellence and redefining industry standards.



Our Cost Management – Critical Success Factors

Commercial mindset

Commercial value is the process of defining project priorities during design, construction and their future operations as assets within Hounen.

Commercial controls

Commercial controls are key to assuring that project/programmes' expenditure can be effectively planned, tracked and governed. By implementing robust controls, it will improve predictability of outcomes and demonstrate value from your investment.

Supply chain performance and market assurance

Hounen's objectives and outcomes will only be achieved if a capable and intelligently engaged supply chain is in place with the foresight and agility to positively respond to market conditions. Implementing performance management monitoring of the supply chain will provide an objective platform for operating as an intelligent client.

Contract management expertise

Contracts are the currency by which Hounen's objectives are translated into delivered outcomes. Poor contract management results in less effective, less efficient outputs and puts the achievement of project objectives at risk

Grounding in audit and assurance of projects

The need for cost assurance is key owing to the use of open book contracts for specialist equipment supply and where it is necessary for employers to retain design, scope and programme risk. These contracts require suppliers to accurately report costs and drive value for money to ensure that what is paid represents entitlement under the contract. Cost assurance identifies and helps mitigate any weaknesses and audits costs to provide assurance that the supplier is entitled to reimbursement.

Financial performance

Financial performance sets the baseline on which to assess and govern the project financial performance against targets and actions to drive an effective commercial outcome.



Proven Track Record in Cost Advisory for Developers

Proven track record in cost advisory for Developers

We operate a structured value improvement solution tailored to suit you, which means that we can arrive at the right value for money solution within demanding timescales. BIM specialise in benchmarking every element of the project brief and have extensive current and historical data on various asset classes. We will use this knowledge and our experiences of working in these environments with FIDIC two stage tenders, to set targets, maximise areas for improvement and safeguard your business case.

Our team will secure the 'best buy' in the marketplace by determining your attitude to risk at the outset, assessing the opportunities presented; the cost process, the design and will drive competitive tension into the agreed procurement strategy. We will help you take advantage of current market conditions and take steps to maximise commercial opportunities and mitigate associated risks.

Our team will protect your commercial position by implementing an integrated risk and change management procedure as a basis to proactively manage cost. We provide clear and regular cost reporting for you to make informed financial decisions.

Our experience.

- » Technical Advisor to Tatu City in real estate projects setup
- » Technical Advisor to Janus Continental group real estate arm AZALEA in project cost management setup
- » GRIT/GREA technical advisor on their CCI 2 office block



Why Bim Cost Management



Expertise

Project & Cost Management is all that we do. Our Cost management background augments the project management expertise.



Ideas brought to life

Innovation and learning is a cornerstone of our services. We leverage on lessons learnt from previous engagements and employ global best practices to deliver exceptional results.



Ownership

We do exactly what we say we will do. We take initiative, we focus on priorities and we are prepared to make decisions and judgements to bring the benefits to you.



Partnership

We achieve more together. We understand what drives you and we will build on your trust to bring you the best results in the project



Proximity to Site

We endeavour to have permanent presence where our clients operates. This ensures that we remain intimate with the client deliverables.



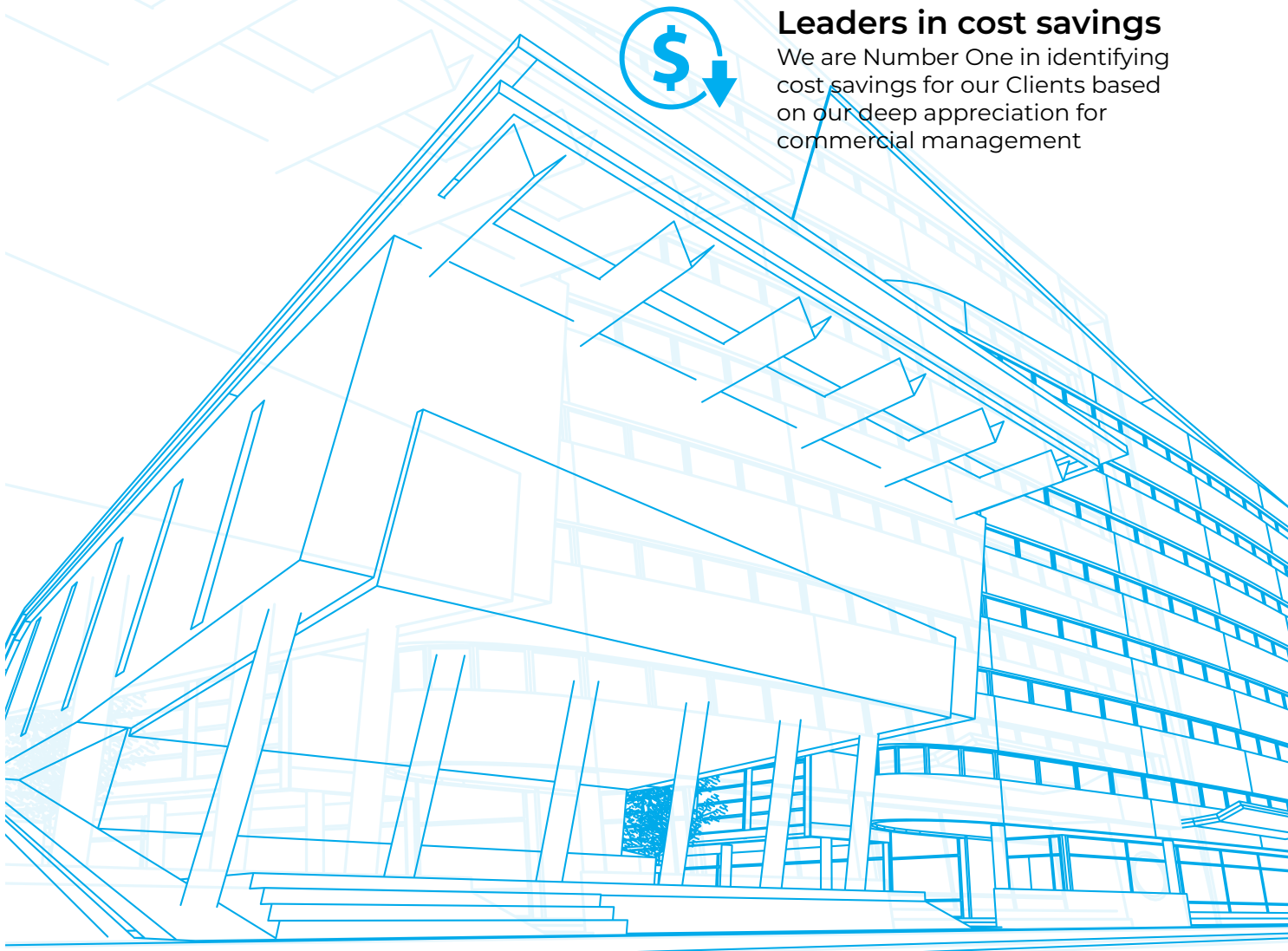
Exceptional people

The team brings together right mixture of over 20 years of market experience, pro-active approach, drive & commitment to always bring best results.



Leaders in cost savings

We are Number One in identifying cost savings for our Clients based on our deep appreciation for commercial management



Our Differentiating Factor:

Value-Driven Expertise

Design management & value engineering

- Utilizing our team specializing in steel structural, mechanical, and architectural design, we perform a thorough analysis of the design to determine efficiency and functionality.
- Our highly capable quantity surveying and procurement teams perform detailed analysis of the bill of quantities against the design to ensure accuracy, efficiency, and practicality of specifications.

Contract management, procurement & supply chain

- With an in-depth understanding of the specifics of each contract and the risks of interactions between project participants, we offer optimal contract and procurement strategies.
- We achieve contract worth millions, construction, and other deliverables utilizing our in-house experienced TDC contract.
- We only monitor and control the agreements to ensure that all parties adhere to contract and conduct.
- Our highly experienced team helps you to source the right materials at the right price from our extensive database of local and international suppliers.

Documentation & reporting

- We maintain, record, and store accurate project documentation, including plans, reports, and change orders.
- We provide regular updates and reports to stakeholders on project progress ensuring complete transparency with clients and other stakeholders.



Our Approach:

Lessons Learned, Global Best Practices

Critical success factors

The successful delivery of a project on time, within the agreed budget and to high quality is achieved through an integrated, coordinated and harmonized approach. We achieve this through the following foundations:

- » Maintaining open communication with Clients and the delivery team
- » Pro-active engagement with Client representative ensuring that we provide confidence that project is under control
- » Relationship built on trust
- » Share a 'one team' approach - act as a partner in the delivery of the project
- » One dedicated team throughout entire project
- » Pragmatic approach if deemed required, but never losing sight of formal Client processes
- » Continuously drive cost optimisation during design and execution of the works to provide maximum value.



The Team

Our team will be fully focused on providing the desired outcomes for Hounen projects. We firmly believe that the single most important success factor for any project is the strength of its team and how they act to add value to any/ all situations.

Our objective is to put the success of the project at the heart of everything we do and deliver an exceptional performance.

We do this by working in a style that fosters:

- » **Collaboration** – being the driving force and instrumental in the successful creation of collaborative culture
- » **Problem solving** – jointly working towards solutions in a focussed manner that resolve early warnings and project challenges
- » **Outcomes focused** – keeping the end in mind and always ensuring the success of the Business Case objectives
- » **Engaging** – assisting everyone to feel part of the process and promote that all views are respected and equal
- » **Positivity** – bringing life and energy throughout the project life cycle
- » **Supportive** – acting as a critical friend and being the business Trusted Advisor
- » **Hard working** – results driven and responsive to time challenges

We have selected our team based on several core principles:

- » Experience of successfully delivering affordable and sustainable projects
- » Technical ability in their chosen discipline
- » Personal and cultural fit for working in healthcare
- » Availability to undertake role
- » Deep understanding of local market conditions
- » Experience in procurement and various construction methodologies

Our team is drawn from our 8 strong local team based in Nairobi.





David Muchiri - Director

David has been responsible in his career for delivering multiple commissions including, working as Cost Advisor for both Clients and Contractors.

With over 13 years' experience, David specialises in the delivery of complex capital projects and in many sectors especially with a focus in audit and assurance, master planning and MEP cost management.

David is particularly focused in delivering great outcomes whilst working collaboratively within multidisciplinary Client or Contractor led teams.

David's experience in Affordable housing and sustainable infrastructure projects up to a value of \$100m. This includes experience on major projects such as the Kenya Police Housing implementation plan and infrastructure delivery in Tatu City, Appolonia City and Alaro City.

In David's role as Director, he has gained extensive experience of our team's regional experience spanning across, Rwanda, Ghana, Nigeria and Ethiopia.

David's has extensive market knowledge especially in regional supply chains and this will assist Hounen in selecting the most suitable local supply chain partners.

Qualifications

- » BQS
- » BORAQS
- » CPA (K)

Key Technical Competencies

- » Risk & Opportunity Management
- » Governance & Performance Management
- » Value and risk Management
- » Procurement
- » Gateway reviews

Professional memberships

- » BORAQS

Responsibilities

- » Lead Cost Advisor
- » Provide "reach back" to our teams and embedding best practice in our services
- » Embed a culture of open and honest communication
- » Ensure business as usual throughout
- » Client care



Alex Mukere - Director

Alex is a result orientated cost manager with 12 years' wide-ranging experience of professional and technical experience in the construction industry.

Alex has excellent communication skills and is highly appreciated by his clients for the leadership he has provided on their projects. As a cost manager, Alex has had the benefit of working for Safaricom as a data centre cost manager and Mabati rolling mills service centres across the country.

Alex is fully familiar and experienced in organising and leading the activities required throughout each stage of the project lifecycle. He has worked with various clients to investigate service needs and debate alternative proposals for service reconfigurations at sites with a view to minimising disruption and reducing capital and life cycle costs

Qualifications

- » BQS
- » RQS

Key Technical Competencies

- » Cost management
- » Governance & Performance Management
- » Major projects and programmes
- » Value Management
- » Procurement

Professional memberships

- » BORAQS

Responsibilities

- » Assuring value for money
- » Key point of contact for the Cost Management delivery
- » Administer the process in accordance with the agreed procurement model and construct chosen
- » Control costs for all the project stakeholders
- » Embed a culture of open and honest communication

Selected Projects

Tatu City - Cost Management Services for Infrastructure Projects (Ongoing Framework)

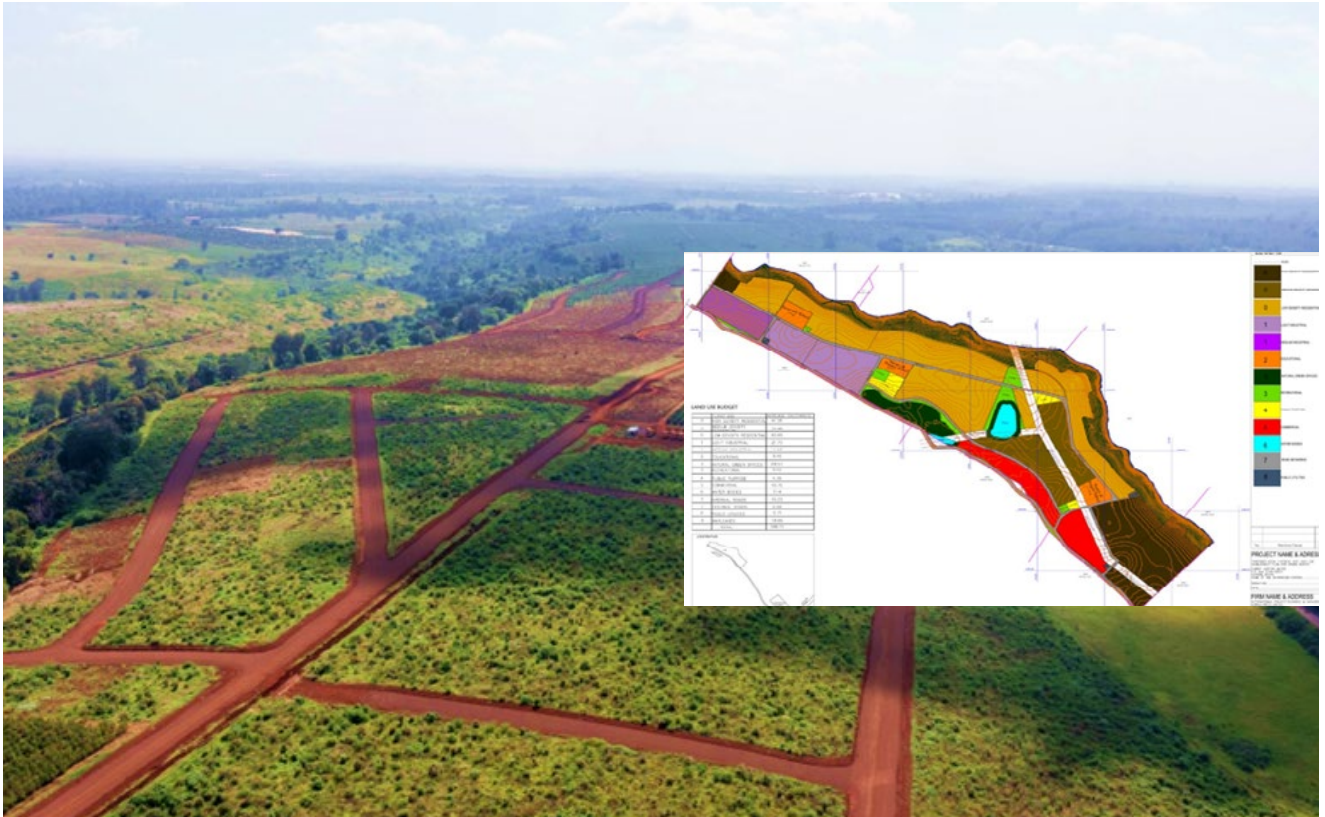


BIM Cost management has a framework agreement with Tatu City to particularly support infrastructure projects at the early feasibility and viability stages.



Zuri Springs - Cost Management for Infrastructure Works (Completed)

Tatu City engaged BIM to provide cost management services to Zuri springs roadworks and storm water management



Oaklands - Cost Management for Infrastructure Works (Completed)

Tatu City engaged BIM to provide cost management services to Oaklands block 13 and 14 roads and stormwater infrastructure.



Mugumo rise - Cost Management Services (Ongoing)

BIM has been engaged in providing cost management for the proposed Mugumo rise project in Kiambu County. This is a master planned development of approximately 200 units



Amani At Tatu City - Cost Management Services

The project is situated in TATU CENTRAL, the central business district of Tatu City. This area hosts a rich ecosystem featuring parks, forests, and coffee farms. Tatu City is reachable via several major roads and is close to Nairobi, the airport, and Kasarani Stadium.

Project is currently at tender stage



Jabali Towers Mixed Use Development - Cost Management Services

Situated in the urban heart of Tatu City on Nairobi's doorstep, Jabali Towers is a landmark development redefining sustainable living, working and leisure in Kenya.

We have been appointed as the commercial and cost managers to support the clients internal cost management team in peer review.



Riverbank Apartments - Cost Management Services

Riverbank apartments is a project by Centum Real Estate and is the residential flagship within the Two Rivers Social City located within Nairobi's blue diplomatic zone.

Completed in 2021, We were involved in the closure of final accounts for the project



The Link Warehouses (Phase 1) - Cost Management Services

The Link, a state-of-the-art Small and Medium Enterprise (SME) warehousing and logistics park designed to meet the region's growing demand for affordable, modern warehousing facilities.

Completed in 2024, we were involved in the provision of cost management services.



The Link Warehouses (Phase 2) - Cost Management Services

The Link (Phase 2) a state-of-the-art Small and Medium Enterprise (SME) warehousing and logistics park designed to meet the region's growing demand for affordable, modern warehousing facilities.

We have recently been appointed to provide cost management services for phase 2 after successfully delivering phase 1.



Mabati Rolling Mills 16No. Showrooms - Cost Management Services

Mabati Rolling Mills has appointed us as cost managers in rolling out of 16 No. showrooms across the country



Le-High International School –Nanyuki

BIM has recently been appointed as the cost and commercial managers to deliver the international school



Paradise Lost - Proposed Housing Estate in Kiambu

We have been appointed by Shire Africa as cost managers for the proposed Housing scheme comprising of 120 maisonettes in Kiambu. The first Phase is in detailed design and comprises of 8 units



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Our Locations



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