

EAST AFR. PROT.

5783

No. 5783

REC
FEB 17 1908

No. 17

(Subject.)

1908

Public Works Over Expenditure

previous Paper.

Proceedings of Board of Enquiry into causes of over-expenditure on New Govt House and European Hospital at Nairobi. Considers no blame attached to Mr. Ross or to Engineer in charge of the works.

(Minutes)

Mr. Read

I cannot agree with the Govt. that no blame need be attached to Mr. Ross. The report of the Committee in regard to tolls which Mr. Rosses marked in red show that he was extremely careful in his estimates. This is the more reprehensible in the case of the Govt. House as it was meant to be a model of economy and that the original estimate was too low & not based on any adequate data, & accordingly

Recd 105 16 Apr 1908

806

No.

(Minutes)

(Subject)

101

perused the estimate at the time
or 33248/05.

The excuses to be made for Mr. Rops
are (1) That there was not sufficient
of the vote of such necessary work
in the Protestant.

(2) That Mr. Rops was young
and inexperienced, and that
what he had been rather that of an
ingenue. Other of an inhibited.

On account of his inexperience he has
been that Mr. Watts placed me his
hand, & it is now clearly
that this was a wise step.

I think that the S.P. must concur
in the measures proposed on Mr
Rops by the Committee & direct
that his disapproval may be re-
-ferred to that officer.

As to the excesses expected to see
43706. It is rather that provision
has been made for meeting
it from savings. I think
we must wish Treasury approval

for the remaining copies of the
draft report of the Committee

122

MM 21/2

Mr. Antebellum

So moved? Allowance must be

made for Mr. Ross's youth & inexperience, but
I do not think that we can pass over his
shortcomings & silence. His deep: shows that
we were amply justified in placing a competent
man of Mr. Watts' experience & standing over
the head of Mr. Ross.

H. J. R.

21/2

Alb. Feb 21.

Flem

m 2

at mee

Governor's Office,
Nairobi,
January 10th 1908.

EAST AFRICA PROTECTORATE.

No.17
(Incl.2)

C. O.
5783
Rec^d
Rec^d 17 FEB 08

My Lord,

I have the honour to submit the proceedings of the Board of Enquiry convened to enquire into the causes of the over expenditure on

proceedings
of Govt. House
do.
European Hospital

- (1) The New Government House
- (2) The European Hospital at Nairobi.

The Board was composed of the Commissioner of Public Works; A. F. Church Esquire, Superintendent of Way and Works, Uganda Railway; C. F. Hickie Esquire, Local Treasurer, Nairobi.

2. The enquiries are very full and complete, and testify to the care taken by Mr. Watts and the members to ascertain all the facts.

3. In both cases the causes of the over expenditure are primarily due to (1) the inexperience of the former Head of the Public Works Department and

(2,

H.M. PRINCIPAL SECRETARY OF STATE

FOR THE COLONIES,

DOWNING STREET,

LONDON, S. E.

124

(2) insufficient data available locally for the construction of buildings of this kind. This experience has now been gained, and causes (1) and (2) have been remedied by the appointment of an experienced Commissioner of Works.

4. Both are handsome buildings and have been well constructed, they are a valuable asset to the Protectorate, and it is difficult to see how they could have been built at an approximately less cost than the sums expended upon them.

5. Under these circumstances, although the procedure usually adopted in a properly organized Public Works Department for checking and inspection was not followed, I trust Your Lordship will agree with me that blame need not be attributed either to Mr. Ross or the Engineers in charge of the works.

I have the honour to be,

With the highest respect,

My Lord,

Your Lordship's most obedient,
humble servant,

Henry Sailer

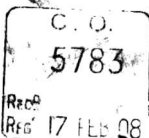
17 Jan. 10. 1908

of 1907.

COMMISSIONER OF WORKS'S
OFFICE,

Nairobi,

21st. Decr. 1907.



NEW GOVERNMENT HOUSE, NAIROBI B.E.A. PROTECTORATE

- FINDING OF THE BOARD -

The Board finds :-

- (1) That the original building was estimated for by Mr. Mand Overy on insufficient data- and that owing to the absence of any building of the class of New Government House in Nairobi, in the Protectorate in 1906, - he was unable to make even an approximate guess at the cost of his masonry, and many other items.
- (2) That there was no Engineer in the P.W.D. capable of checking his rates. Mr. Ross added £500 to the Estimate because he thought it was too low. He however based this increase on no arguments as to the probable cost of particular items.
- (3) That on experience gained in 1906 by Mr. Mand Overy, he made an estimate much nearer the mark when framing the one for £2500 for the extensions and improvements.
- (4) That most of the excess was incurred during Mr. Fletcher's time, especially during the two or three months over which period there was no proper personal supervision. The board does not consider

The Public works engineers were to blame for want of supervision, as the matter had been strongly represented to the late High Commissioner by the Director of Public Works at the

that the original estimate for Ashlar Masonry and Mortar of the quality required in such essential and important permanent building was at too low a figure at Rs. 70 per hundred feet. Ordinarily rough stone faced masonry would cost Rs. 100, and the rate of Rs. 70 in the second estimate seems reasonable for the class of work, and is practically the same as in India, where it is carried out by skilled labour, and superior unskilled labour. But at no time has this masonry work been brought down to Rs. 150 per hundred cubic feet, and as the Board can make out in the absence of Director of Works, "- (which would show the expenditure every sub-head), the greater part of the work has occurred under this sub-head.

But in neither estimate was provision made for transport charges, whereas in 1906-07 some expenditure occurred under this head, and since January the estimates have had to bear such charges. In the opinion of the Board the Director of Works showed great want of foresight in not including a provision for the purpose in his estimates for 1907-08, 1907 he did add 2000 for transport, in another estimate - the new European hospital - but he omitted to do so for government house.

(8) That in the file the Executive Engineer asked for a grant of Rs.2000 to cover the excesses of 1905-1906, in Mr. Fletcher's time, which during his tenure of Office approached that figure. In 1906-06 the masonry had been working out at any rate varying from Rs.200 - Rs.250 per hundred cubic feet. The Director of Works on the ground that Indian indentured skilled labour would be available, only asked for Rs.1000. The Board cannot see on what data Mr. ROSS could hope to make such a large reduction in cost as from say- Rs.200 to Rs.75 per hundred cubic feet. In the opinion of the board he should have asked for Rs.2000, which would probably have given him sufficient money in hand to complete the masonry at Rs.107 per hundred cubic feet- the rate which he says he thinks the masonry came down to.

(9) That as soon as Mr. ROSS found out what he could not work to the estimated cost prices, he should have at once refrained the estimate for Rs.2000 on the experience gained, and forwarded a full report, giving his reasons, with analyses of his proposed ^{revised} rates, for the increase in cost over original estimated price. If this had been done in 1906 the Board is of opinion that there would probably have been no necessity for ^{this} ~~their~~ inquiry.

(10) That Mr. ROSS was very remiss in not noticing Mr. Rand Gvery had entered Rs.150 as his rate for masonry in the Estimate for Rs.2500 for additions and improvements, as against Rs.75 in the original one. The entry of the new rate should have given him a guide to raise the original Estimate, but he failed to take this opportunity.

121

That it seems to have been the custom in the P.W.D. to retain all original estimates in the Head Office, and simply to give a lump sum per cubic foot, as an estimate to the Executive Engineer. This of course is a most deplorable practice, for how can an Engineer in Charge check the various Sub-Heads of his works, if he does not know at what rates the various items are estimated at. The Board consider it is most important in framing an estimate, that the Executive Engineer, who must be in charge of the work, should be consulted as to the rates to be quoted, as he must of necessity know more about local prices than the Head Office in Bombay. Having framed his estimate it should be opened to revision by the Director of Works, but when completed and agreed upon the Executive Engineer must certainly have a copy of the detailed estimate, supported by proper drawings, and the Assistant Engineer, Clerk of Works or subordinate should also have a copy for his guidance. This procedure is the only ~~proper~~ one to follow in a properly constituted P.W.D., and should be of great help in future. As regards the estimates for Government House, it would however have been useless, because none of the Engineers or the Architect, had had practical experience in stone masonry work.

That as is the practice in all countries, Contingencies ought to have been added to the estimates in ~~any~~ country dealing with a building of novel construction, 10 per cent might have been added under this Head.

This would have given-

10 per cent on £4500 = £450
 10 , , , £2500 = £250
 £700
 =====

That the short comings of the Director of Works have already been dwelt on, but in addition he is to blame for not having thoroughly inspected the work, and gone into the Accounts (with the Executive Engineer), on his return from furlough in May 1907. Had he done so, he, with his complete file before him - a file which was not seen by Mr. Espeut until lately - together with Mr. Espeut's file, would have seen that there would be an excess, and it would have been his duty to order a raised Estimate to be prepared at once, and to report the fact of a coming excess - the amount of which still remained to be determined to Government.

That Mr. Fletcher, late Executive Engineer, retired some time ago. His repeated remonstrances on the grounds of want of supervision, and the poor quality of his labour - skilled and unskilled - absolve him from blame.

That Mr. Espeut, Executive Engineer, is in no way to blame for the excess - On the other hand the reduction in cost prices of many items, proves that he must have given the work considerable personal attention; and this at a time when he had many other buildings, and also roads under construction in Nairobi, and in the various parts of the Ukamba Province.

(16) That much of the excess put down to Mr. Espeit must be due to the dismantling of costly masonry, which was a dead loss, and which was provided for in neither of the Estimates. For this excess Mr. Espeit was not to blame. For want of a proper "Register of Works" no trace of the cost of dismantling can be discovered, but as it took five or six weeks to do, the expense must have been great.

(17) That as regards the amount asked for Plumbers the Board recommends that it be given, as there was no data in this country, when the Estimates were framed- and there is none even now- on which to frame an accurate Estimate for this item.

(18) That the Main building (which is now practically complete except the Plumbers and Electric Light) this latter work is outside the scope of this enquiry- has been well and skilfully constructed, and reflects credit on the Constructors.

As regards the design it is pleasing in effect, and has produced a commodious well planned house, which is very creditable to Mr. Rand (very. The building as originally planned in the late Sir Donald Stewart's time, was very inconvenient and small; and the alterations and improvements initiated by His Excellency have greatly added to the amenities of the house, and are well worth the £2500 or more. On the building being inhabited some inconveniences may be discovered, and some improvements may be necessary.

(19) That up to the 20th. December the Board was unable to obtain a complete Statement of the money spent on this house. On that date it was discovered from information supplied by Mr. Ross that £308 had

(19) been spent in Mombasa the details of which were only communicated to Mr. Espeut now. This was very remiss on the part of the Office of the Director of Works, but on the other hand Mr. Espeut was to blame on receipt of Mr. Ross No. 133/5/4 of 9/10/06 - for not asking for the details of the expenditure of £(2717- 2457) = £260, and at once placing £2717, instead of £2457, on his Books as the outlay in 1905-06

(20) That £1250 should be sanctioned on a New Vote so that the complete Scheme may be completed in a suitable manner. This will give £(1250 - 1158) = £92 for Petty Improvements, should His Excellency wish for any special ones before he occupies the House.

(21) In conclusion the Board is of opinion that all the witnesses have given their evidence in an open straight forward manner, and desire that its thanks be given by the Commissioner of Works to Mr. Mand Overy who is now in private practice as an architect for coming forward to give his evidence at some inconvenience to himself.

*(RT) for the
Signatures of
the Chairman &
Members of the
Board)*

COMMISSIONER OF PUBLIC WORKS.

E. A. P.

(Signed)

G. K. Watts Commissioner of Roads
 Chairman of the Board
 Atchafalpa Department U.S. Docks
 Grand Rapids

G. J. Hodge Local Deacon

Hawaii

20/12/07

ORIGINAL

Summary of the Board on the Files &c. regarding Government
House Nairobi as placed before them.

- Annexure A. The Evidence of Mr. McGregor Ross, Director of Public Works East Africa Protectorate.
- Annexure B. The Evidence of Mr. Espeut Executive Engineer, Nairobi.
- Annexure C. Evidence of Mr. Rand Overly, Architect, Nairobi.
- Annexure D. Annual Report of the Public Works Department for 1905-06.
- Annexure E. The file of the Head P.W.D. Office on the Building, with a report of the Commissioner of Works on pages 260-271.
- Annexure F. Weekly Report of the P.W.D. Nairobi.
- Annexure G. Details of the expenditure on the building.
- Annexure H. Bills of quantities &c.
- Annexure I. Details of the expenditure on the building with a note by the Commissioner of Works to the Hon. the Treasurer.

2. The above documents were duly studied --all ~~except~~ ^{except} Annexures A, B, C, D & J- by each member of the Board in turn before it met.
3. The board met on Dec. 12th & 13th and on several other occasions, and examined the Director of Works, Mr. Ross, the Executive Engineer, Mr. Espeut, and the Architect, Mr. Rand Overly, as to the causes of excess over the sanctioned Estimates, and their evidence is duly recorded & signed by them.--(Annexures A.B.C.)
4. The Board first draws the attention of Government to letter No. 561 of 11/10/07 from the Executive Engineer (Mr. Espeut) -- (pages

(pages 259-263 of the file) (Annexure B), & the Expenditure to date (Annexure J).

5. As the Board understands the case:-£4000 was the amount of Mr. Rand Overy's original Estimate. £500 were added by Mr. Ross as he considered the estimate too low. £1000 was sanctioned to cover part of the excess of £1666 in Mr. Fletcher's, Executive Engineer time, i.e. July /05 to March /06. £2500 was added & sanctioned for Extensions & improvements on a second district Estimate. £8000, the total sanctioned votes.

6. Mr. Fletcher could not be examined as he retired some time ago. It must however be remembered that he was in charge of the Nairobi & Naivasha Provinces, which have since been split up into two separate Executive Divisions. He therefore had a very extensive charge.

7. In additions to his evidence Mr. Ross has put in a memo dated 12/12/07 regarding unanticipated Transport charges, (and of Annexure A); and also his annual Report for 1905-06 (Annexure D) calling attention to pages 1-8 of it, in support of his contention that he and his staff were overworked during that year, and pointing out the great difficulties they worked under, owing to the outbreak of Plague, "insufficient trained European supervision," "inadequate transport facilities, inferior skilled" labour, and the lack of skill in the very primitive and inefficient unskilled labour force &c.

8. The Board calls attention to the diagram showing the expenditure at Nairobi on Public Works, month by month during the year 1905-06 (between pages 3 & 6--Annexure D), and also to the diagram showing the expenditure on Public Works in the E.A.P. for six years from 1901-1907. (Page 10 Annexure A). This diagram shows that the amount of supervision allowed was inadequate, because a much larger than 8 to 12 percentage as in the E.A.P. is usually allowed in Eastern Countries.

9. In the Indian Civil P.W.D., & Military Work Services, dealing with vast areas & rising similar skilled labour it is hardly ever less than 23 per cent, & sometimes even more than this

10. According to Mr. Espect's figures (pages 269-273 of File

-Annexure B):-

The main building when finished will have cost 28250 instead of 27150.

Boys' Quarters	-----do-----	£300	"
£250.			
Stables	-----do-----	£700	"
£600.			
£8000.		£9250.	

11 The excess over the sanctioned Estimates & votes will therefore be 21250. The boys' quarters and stables have however not yet been started. They must however be commenced at once as the main building will be useless without them.

12 Since October 19th the Executive Engineer states (Annexure C) that the Estimate for plumbing is insufficient, and he asks for another 2100 to complete this work. This will bring the excess to 21250 plus 2100 equals 21350, the cost of the Scheme when completed from 29250 to 29350.

13 Mr. Espect supports his case in the following way:- (page 260 Annexure F)

- (b) Estimated cost of completing the work 2100
 - (a) Money voted up to the end of Sept./07 27150
- Total 29250.

Since October he has spent 2202 bringing his total expenditure to the 15th December up to 29452. His future requirements to 1909 minus 2202 equals to 21250.

14 As regards his votes there is a discrepancy, because Mr. Ross, while being examined said 28000 had been voted. The Board had to wait till Mr. Ross returned to the head office at Mombasa and examined the books there. This he has done, and the telegram (page 270 Annexure D) received from him on 17th Decr. 1907, shows that 28000 has been voted and spent; so the 2250 is not due to the Executive Engineer.

15 This fact is immaterial however, and merely decreases the Executive Engineer's requirements for an excess vote from 21300 to 21250 plus 2100 (for plumbing) equals to 21350.

The Executive Engineer (Mr. Espeut) details the following as the several excesses over Mr. Rand Overy's Estimates:- (pages 269-73 of file, Annexure E)

(1) Excess on work from July /08 to March /09 (in Mr. Fletcher's time)	} Rs:25012.
(2) Excess on Transport freight not provided for in the sanctioned estimates	} ,, 7123.
(3) Excess on flooring difference between 6 annas and 14 annas per square foot	} ,, 2000.
(4) Difference on zinc sheeting	} ,, 700.
(5) ---do--- plastering between 8 annas and Re:1/8As sup: yard	} ,, 2824.
(6) Contingencies at 10 per cent on Mr. Overy's estimate for Rs6500 not provided for	} ,, 9750.

	Total Rs:47409. equals to Rs1660.

17 The total votes as sanctioned aggregate to Rs6000 not Rs6500 so the excess is really Rs1660 minus Rs1500 equals to Rs160. According to these figures, but no savings on other items are shown, there must however be saving because on other data above, it has been pointed out that the excess will probably be Rs1250 plus (also for plumbing) equals to Rs1350 not Rs1660. (or Rs1760 including plumbing)

18 The responsibility of this excess of Rs1350 is fixed as follows:-

(1) The excess in Mr. Fletcher's time July /08 to March /09	} Rs:25012.
---Rs1000 since voted	} ,, 15000.
Total excess in this Officer's time	} Rs:10012. = Rs66.

(11) Excess on Transport not provided for in any of the sanctioned estimates -for omitting to ask for a vote for this item Mr. Ross is responsible

Rs:7123. £475.

(111) Probable excess until the scheme is completed, for which Mr. Espeut is responsible, this includes £100 for plumbing

Rs:3115. £207.

Total Rs:20250. £1350.

19. 20th December to-day since the above summary was written information has been received from Mr. Ross (through Mr. Espeut) that Rs/ 4628.5.3 were expended in Mombasa, and this expenditure was not reported in detail to the Executive Engineer until now. In the Director of Works No.133/5/4 of 9/10/06 Mr. Espeut was merely told that he must only spend Rs:26745 out of a sanctioned vote for Rs:30,000 because the balance Rs:3255 - £217 had been spent by the Head Office in 1905-06. Mr. Espeut in the same letter was told that £2717 had been spent in 1905-06. According to his books however the expenditure was £2457 or £260 less. This difference Mr. Espeut did not bring on to his accounts for want of details.

20. If the total of Rs:4628 spent by the Head Office out of which sum the Executive Engineer was only informed of an expenditure of Rs:2457 until now.--

(a) Rs:3878 were spent in bringing stores to the Head Office for Mr. Fletcher.

(b) Rs750 were spent as half of Mr. Rand Overy's fee.

The total excess now is:-

(a) As already reported £1350.

plus (b) Now reported by Mr. Ross £305.

Total £1655.

21. The Commissioner of Works, on 20th December on receipt of the report of the expenditure of £308 from Mr. Ross, saw His Excellency in the presence of Mr. Espeut, and H.E. decided to spend only £500 at the outside, instead of £1000 on boys' quarters

quarters and stables, by using less permanent materials than those originally contemplated. Even with these materials the hut buildings will be quite good enough for their purpose. This reduction of £500 will bring down the excess from £1658 to £1158 - say £1250 - the sum originally asked for by Mr. Espeut over the £8000 already sanctioned.

Navioli

20/12/07

DUPLICATE

COMMISSIONER OF WORKS' OFFICE,

NAIROBI,

21st. Decr. 1907.

Mr. ESPEUT'S EVIDENCE

NEW GOVERNMENT HOUSE NAIROBI

QUESTIONS

ANSWERS

1. Who has been in charge of the building since Nov. 1906 —

For some months a local Carpenter called Mr. Ellie, who was extremely inefficient & unreliable. Later on Mr. Acton, an English Foreman who came straight out from Home, & who had to work under novel conditions in a country quite new to him.

2. Government House has never formed portion of a proper Sub Division under a qualified Assistant Engineer acting under your orders?

No. At the time I had no Assistant Engineer to place in charge. I had numerous other works to supervise including the construction of roads & bridges, and I could not therefore spend as much time as I wished on Govt. House. A statement of the money spent in my Division against various sanctioned votes will show how much work had to be done with insufficient skilled supervision.

3. On what figures did you base your masonry rate in the supplementary estimate for £2500? on Mr. Rand Overy's or on your own experience?

I trusted to Mr. Rand Overy's prices, not only as regards masonry, but as regards every other item, & tried hard to work to his prices.

4. Have you had any experience in constructing stone in line or Portland cement masonry in East Africa, or in any other Colony?

No. I have only worked in brickwork and concrete in various Colonies.

Continued.

QUESTIONS

ANSWERS

5. When did you first suspect an excess? _____

About September last.

6. Did you see the Head Office P.W.D. File until I showed it to you the other day? _____

No.

When did you first see Mr. Rand Overy's estimate for £4500? _____

In Sept. last when it was first sent to me, when I was commencing the Supplementary Estimate

7. When did you first know of Mr. Fletcher's excess over the original Estimate? _____

When I saw the Head Office File.

8. Did Mr. Fletcher ever tell you of the Excess in his time? _____

No. When I first went over the building with him on taking over charge in April 06, the work was in abeyance, & there was a strong rumour that the buildings was to be sold. When I recommenced building in Novr. 06 I did not go into the question of Mr. Fletcher's excess, or go into previous accounts. I contented myself with pushing on the construction of future work.

9. Was the cost of Transport since January '05 ever added to the Estimate? _____

No. Rs. 7123 = £475 approx were spent on Transport by me, and charged to the Government House votes under due instruction's from the Director of Works.

QUESTIONS

ANSWERS

10. Did you ever get the masonry down to a rate of Rs.150 per hundred cubic feet?

I doubt it. I believe it has cost me about Rs.165.

11. What does the item of Rs.9750 under the Sub Head of Contingencies in your letter No.561 of 11/10/07 account for?

This item has been entered so as to charge the following expenses not included in the Estimates off to some Subhead: viz

No such Sub Head appears in Mr.Rand Overy's Estimates.

- (a) Cost of dismantling masonry due to alterations in the building which were sanctioned when the work on the additions estimated to cost £2500 were taken in hand.
- (b) The extra cost of Tiles.
- (c) Alterations to doors & windows.
- (d) The heavy cost of carved stone work, & of the Peritice.
- (e) The waste of timber in doors & windows. The teak wood carve in legs & when it was cut up it was found to contain holes & "shakes." The latter meant extra labour in stopping the holes & shakes by new inlaid woodwork which was to be done very carefully done. In my opinion this Sub Head should have appeared in Mr. Rand Overy's estimates.

12. As regards the Teak flooring has there been any waste of wood?

No. The boards came here tonged & grooved from India or Burmah.

141a

QUESTIONS

ANSWERS

13. Can you complete Govt. House
The Stables & Boys' Quarters for
92507

I am afraid not because since
I wrote my No.561 of 11/10/07
I have ascertained that the
allowance for plumbing, which
is being done by an English
Plumber is insufficient. As
regards what the plumbing will
cost I have no reliable data
to guide me, because no plumbing
has been done in Nairobi, &
there are no licensed Plumbers
here I think another Rs.1500 =
£100 will complete the work.

14. Was there much loss due to
stones being half dressed or more,
& then breaking through flaws,
thus rendering them useless?
Was there much loss due to break-
age of concrete blocks while
building them?

The loss was not a great one,
but several cases came under
my notice and there were
presumably others that I did
not see.
Some loss also occurred by stones
being carted to site which were
found to be cracked or "rotten"
before being worked up.
The concrete blocks were made
and charged to Unallocated
Stores the breakage in haul-
ing would therefore be
accounted for in the inclusive
price of Rs.1.28 each.
about 3% broke in transporting,
some of which were used for
places which would require
them to be cut.

sd) J. Espout,

EXECUTIVE ENGINEER.

DUPLICATE

COMMISSIONER OF WORKS' OFFICE

NAIROBI,

21st. Decr. 1907.

Mr. RAND OVERY'S EVIDENCE

NEW GOVERNMENT HOUSE NAIROBI.

QUESTIONS.

ANSWERS

1. Were you supposed to advise Mr. Fletcher, late Executive Engineer Nairobi, or to spend your whole time on the work?

Simply to advise Mr. Fletcher. I was in the sense in charge of the work.

2. Were you in private practice as an architect then?

No. I was in Government service, and had to do my work as a Government servant in the

3. When you framed your Estimates did you think the F.W.D. would employ decent skilled labour under proper supervision

Certainly. I never expected that masons would be engaged locally on Rs.2.8.0 to Rs. 2.120 per diem, & that they would be allowed to work without the supervision of a proper clerk of works.

4. Was much building going on in Nairobi in 1905, and 1906?

Yes

4 was the local skilled labour market fully employed?

Yes. There was a great demand for such labour & any man who held a hammer was employed as a mason.

5. If the daily wage for masons had been suddenly reduced from Rs.2.8.0 & Rs.2.12.0 per diem to Rs.1.8.0 would the masons have left the work?

Certainly. Eventually we lost most of these men by reducing the rate.

6. Was there an agreement with these local masons?

No. They were merely engaged on a daily wage, & could leave without notice.

QUESTIONS

ANSWERS.

asons were so independent
they could not be bound down
work, or taskwork?

Yes. The moment they left pri-
vate enterprise builders employ-
ed them.

private enterprise builders
to obtain all the masons
wanted?

No. The P.W.D. in 1905, & even
later, absorbed all the avail-
able legal masons, & there
were many complaints on this
score.

you framed your Estimate
for Sir Donald Stewart's
any masonry work on
your rates for
stone work?

No

Masons & Capitals?

No

freemasons ?

No

Ashlar Work ?

No

Bangalore Tiles ?

No

mantel pieces ?

No I could only guess at a lump
sum.

any stone buildings
of New Government
built from
rates?

Practically none. There were
only stone plinths with iron
superstructures.
The freemasons' Hall had been
just commenced. The Bank was
not commenced.

any practical know-
building in Nairobi in
& knowledge of what the
labourer or mason could

I framed my Estimated rate on
the cost of rough stone masonry
in Nairobi, & on English expe-
rience.

any practical know-
building in Nairobi in
& knowledge of what the
labourer or mason could

No. At that time I had built
nothing in Nairobi, and had
never been in charge of Indian
labour.

Continued.

QUESTIONS

1. In working out the rate for stone masonry on what data was the age of a mason fixed? & how much work was a mason supposed to do?

2. Was any provision made in your estimates for the cost pulling down masonry?

3. For what period was Mr. Officer absent from the time of his engagement and reappointment?

(Continued)

ANSWERS

I made inquiries from builders in Hairebi, & heard that the rate for stone plinths was Rs. 45 per hundred cubic feet, & I added Rs.30 to this sum for a better class of work-making my rate Rs.75 per hundred cubic feet for ashlar stone masonry in port land cement. The rate for Rs.45 was I understand for rough stone, in mud mortar, cement pointed. Finding out that my rate was too low I entered Rs.150 per hundred cubic feet in my second Estimate for £2500 for improvements.

The £2500 is my estimated cost of the improvements only. It did not include the cost of pulling down masonry. This masonry was pulled down before the estimate for £2500 was made, and its cost was not entered in any early estimates. The cost pulling down the masonry must therefore have been a dead loss, unless the P.W.D. added this loss to my estimates of the action the P.W.D. took on this score I have no knowledge.

Much money was wasted for want of a clerk of the works from July to October 1905. For want of a clerk of the works the work laid out by me in the morning or evening was so badly done for want of supervision that it had to be pulled down & rebuilt.

This led to much loss in time & money, & greatly increased the rate of Ashlar, stone masonry especially in the Foundations and Plinth.

Continued.

QUESTIONS

ANSWERS.

13. Were the local masons never
trained for bad work?

Of this I have no knowledge as
I had nothing to do with the
accounts- I was merely acting
as the Professional Architec-
tural adviser to Mr. Fletcher.
My opinion however is that the
masons would have runaway had
they been fined, because there
was such a large demand for
masons by Messrs. Jivanjee & Co.
and other local Builders.

14. Were you ever asked to revise
your estimate for the building desig-
ned in the time of the late Sir Donald

Stewart in the light of the fact that your rate
of Rs.75 per \times cubic feet for ashler
was being greatly exceeded. No.

Sd/ Chand Uday
13/12.07

DUPLICATE

Questions.

Answers.

When did you join the P. W. D.?

On April 1st 1905.

On what grounds did you accept Mr. Rand Overly's rates?

In his opinion that the local rates in force at the time were less than the ones he entered in his Estimate for New Govt. House.

When did you join the U. Rly.

In April 1900.

Did you have an opportunity of learning the details of of stones ~~making~~ rates while employed on the Railway, & were you accustomed to analyse them?

No.

When the Right Hon ble the Secy. of State (Mr. Alfred Lyttleton) said that he thought Mr. Rand Overly's Estimate was too low, why was it not revised in the light of Mr. Fletcher's advice to add £2000 to the sanctioned Estimate for £4500?

I considered that by doing away with local Artisans & in employing indentured Indian Artisans under competent European supervision we should be able to lower our rates as work proceeded ~~was~~ to save £1000. I therefore applied for £1000 to cover the excesses at that time & showed an error of judgment in not asking for more

Before Mr. Rand Overly's Estimate of £4000 (to which you added £500 which sum was accepted, & in consequence of your advice £4500 in all were voted) were the Railway Engineers consulted as to the adequacy of the rates?

Not at first, because no building of this class had at that time been constructed by the Railway..

Had any building of the class of New Government house been erected in Nairobi before Govt. House was sanctioned?

No. The nearest approach to this were the Free Masons Hall in which the Post Office is located which was being commenced & also the National Bank which was not far ~~gone~~ advanced.

Questions.

Answers.

8. How often did you come up to inspect the work from July to October 1905?

About three times, but I was so busy in organizing the Dept. that I could not give much time to going into the work as it proceeded.

9. How was your rate for Concrete Blocks (which were substituted for masonry) when the latter proved so expensive worked out?

There was no data, but we knew the cost of such blocks in Mombasa. We were the first to use such blocks in this Coast Country, they came cheaper than masonry & were used as an economy.

10. Had you any data to fix the final plaster rate on?

No.

11. The plaster was done by a local man?

Yes.

12. How did the excess of Rs. 7123-2474.17.4 arise on Transport?

This charge was not provided for in Mr. Rand Over's Estimate because Transport was always charged to a separate "Transport" "Vote" until January last when as the separate vote was exhausted I ordered that each work must bear its Transport charges hence this item.

(See separate memo. Transport of 12/12/07. on page 3 of this evidence.)

13. Was the Rs. 21000 bringing Mr. Rand Over's Estimate from Rs. 24000 to Rs. 26000 voted for Transport charges or to cover the excesses of Mr. Fletcher's time?

For the latter only.

14. Had Mr. Fletcher a European Clerk or Accountant to help him?

A Clerk, Mr. S.E.J. Howarth was appointed in May 1908. But he had no previous experience in P.W.D. work in the E.A.P.

Questions.

Answers.

3. Was Mr. Rand Overly's Estimate sent to Mr. Espeut when he restarted the work? I think it was in the hands of Mr. Fletcher when Mr. Espeut reached Nairobi in April 1906.

4. Did Mr. Fletcher start Portland Cement masonry without first obtaining your permission? There was no written report on the subject but I think he reported verbally. He need not however have reported the fact at all, because such masonry was provided for in Mr. Rand Overly's Estimate.

5. Until you heard from Mr. Espeut in October last had you any suspicion that the Estimates would be exceeded? I had no intimation till October last of the ultimate excess, but always doubted the sufficiency of the Estimate to complete the buildings with stables & boys quarters. I however hoped to complete the main building itself for the sums voted for the whole scheme including the stables & boys quarters.

6. Have you ever had any detailed schedule of rates in force in Nairobi? No. There has been no data on which to compile a reliable schedule so far in such a new Country.

7. After a years experience could you not compile a schedule? No. Even then there was insufficient data.

8. Did the indentured labour come up to your expectations? By no means. It was very inferior to that which I had had under me on the Railway.

9. When applying for £1000 to cover known excesses why was a revised Estimate not prepared, based on previous experience already gained? The experience gained at that time was based on artificial conditions due to the employment of inferior local labour, which we knew could not occur again, & I still hoped to overtake the standards.

New Govt. House,
Nairobi.

The Evidence of Mr. McGregor Ross (contd.)

No. Questions.

Answers.

(No. 20 contd.)

outstanding excesses.
Exceeding £1000 by using
indentured Artisans, under
efficient supervision.

(Ed.) W. McGregor Ross
Director of Public Works,
Nairobi, December 12th 1907.

1. Had you any rules in force by
which you were bound to have a
revised Estimate prepared when
an excess was expected?

No.

Is there any other teakwood ball
room floor in Nairobi besides
the one at Government House Nairobi?

I believe the Banks at
Nairobi & Mombasa have
teakwood floors in them,
but I have no knowledge
of their costs and the
one in the former was not
in existence in 1905.

2. Previous to January 1907 did
you charge any cost of Transport
to New Govt. House?

Yes, Mr. Fletcher repeat-
edly reported that the
local Transport Officer
could not cope with the
carriage of materials for
the great number of build-
ings then (in 1905-06)-
going on in Nairobi as the
latter had not sufficient
means to do so.
Mr. Fletcher therefore
engaged supplementary
Transport for the whole
station; the cost of which
he charged to the several
P.W.D. works in progress,
& not to the separate
Transport vote.
The amount of money which
Mr. Fletcher spent on this
supplementary Transport is
not however forthcoming
because it is not shown
separately in the accounts.

(SD.) W. MCGREGOR ROSS,
Director of Public Works
December 12th 1907.

Mr. W. McGregor Ross, Director of Works.

Questions.

Answers.

23. What draughtsman staff did the P.W.D. possess in 1905?

One Architectural Draughtsman joined the Dept. in April 1905. The work of the Dept. was however enormously increased in 1905-06 beyond anything that had prevailed previously (see diagram attached) and on landing he found that the task awaited him of preparing drawings for nearly all the buildings and works to be done that year. Mr. Tanner had been unable to get drawings prepared prior to the beginning of the financial year on account of the non-existence of necessary staff.

24. Had you a quantity Surveyor in 1905?

No. The only person who could have been sent to measure up Government House work systematically was the Executive Engineer himself and he was fearfully overworked, in merely carrying out the year's programme of works in the Ukamba and Naitwah Provinces, both of which were then under him. In this connection see pp 1 to 8 of my annual report for 1905-06 and diagram following page 7.

(Sd.) W. McGregor Ross
Director of Public Works
December 18th 1906.

154
--MEMO.

Regarding unanticipated transport charges against the vote for

Government House, Nairobi.

I anticipated not only that no transport charges would have to be met from the vote for the house in financial year 1906-07, but that we should be able, towards the close of that year, to collect on site nearly the whole of the material that would be required in the year 1907)08.

Far from this being the case, the P.W.D. transport vote in the year 1906-07 was exhausted before the end of the financial year and from about January onwards all transport work was charged to the vote for the house. This was however after the estimates for the year 1907-08 had gone in, so that I was unable either to add anything to the estimate to cover transport expenses in 1907-08 or to get material transported to site in 1906-07 ready for work in 1907-08.

The fault here lies with my having underestimated the P.W.D. transport vote when submitting estimates in October 1905. The possibility of this transport estimate being inaccurate were clearly foreseen and formed the subject of a memorandum from myself to the Treasurer at the time the estimate was submitted..This was the first year in which transport had to be estimated by the P.W.D. Office, it having previously always been in the vote of the Transport Department.

This year the vote "Transport of Materials" has entirely disappeared from the P.W.D. Schedule ---for the first time.

(Ed.) W. McGregor Ross,
Director of Public Works,
Camp Nairobi Decr. 12th 1907.

INCLOSURE

20.2

17

Jan. 18. 1908

152

5783

Recd
Rfgd 17 FEB 08

FINDING OF THE BOARD ON THE EXCESS EXPENDITURE
ON THE NEW EUROPEAN HOSPITAL
AND SISTERS' QUARTERS
AT NAIROBI, B.E.A.

----) (-----

1. That, on the 12th. December Mr. Ross, the Director of Works, and Mr. Espeut, Executive Engineer Nairobi were duly examined by the Board, - who consider that in this Case, as well as in that of New Government House, all the witnesses gave their evidence in a straight forward manner, and did their best to bring the true causes of the various excesses to light.
2. That, as there was no data before it, the Board had to ascertain the rates worked at, by applying the experience gained (by perusing Indian engineering Text Books, viz: the Bombay P.W.D.; and the Military Works Handbook in Northern India) to the work done by Indian Indentured skilled Labour employed in Nairobi - making an allowance for the increased cost of skilled labour, and the inferior unskilled labour in East Africa.
3. The Board finds :-
That the following are the causes of the excess of Rs.18000 = £1200 (on the whole Scheme) as reported by Mr. Espeut in his letter No.550 of 16/10/08 (Page 45 of file Annexure A.)

(a) Stone Ashlar Sashon Round Masonry

Estimated cost Rs. 126 per % c.ft.
Actual rate Rs. 167 " " " "

This accounts for an excess ofRs.3270.60

(b) The Mangalore Tiles brought from India

Rate allowed Rs.100 per thousand Tiles (including laying). The tiles themselves cost this rate.

By Indian rates, as applied here, the cost of labour would be one rupee for laying 22 Tiles.

This accounts for an excess ofRs.1500.00

(c) Under Ridge Tiles The Store charges show an excess of Rs.200, and the cost of laying would be Rs.100.

This accounts for an excess ofRs. 300.00

(d) Transport was estimated at Rs.9000 for charges in 1906-07 No. Vote was asked for in 1907-08 and the total charges were Rs.14061

This accounts for an excess of Rs.14061-Rs.9000 =Rs.5061.00

(e) Excess quantity on Masonry Foundations

2000 cubic feet @ Rs.167 per % cubic feet

This accounts for an excess ofRs.3340.00

(f) Excess on Concrete Blocks

These actually cost Rs.128 per 100 number.
Estimated cost Rs.....125 per 100 number.

This difference of Rs.3 per % Blocks on 12980 accounts for an excess ofRs. 389.40

(g) Cost of laying = Rs.13 per 60 Blocks

This accounts for an excess on 12980 Blocks of Rs. 2810.00

(h) Excess on Teakwood and Petty Alterations.....

Rs. 1839.10

Total rupees- 18000.00
=====
= Rs 1200
=====

5. That as regards the excesses on the following items there is no blame attaching to the Engineers :-

(b) The Mangalore Tiles - Rs. 1800

(c) The ridge tiles - Rs. 200

Rs. 1800

because the cost of these Tiles rose in Mangalore after the rough Estimates was framed, and the Engineers in charge had previously had no opportunity of ascertaining the cost of laying such tiles on a complicated roof with many ridges and valleys.

(e) ~~Excess Masonry Foundations~~ Rs. 8340.00

Such excesses occur because the nature of the soil as determined by trial Pits before the Estimate is made, often proves to be quite different when opened up by Foundation trenches, and to make the building safe deeper foundations are required than were anticipated. The excess in quantity ought however to have been reported when the Foundations were excavated; and the Estimate should have been at once revised, or the excess charge should have been accounted for under a "Head" "Contingencies" which unfortunately was not entered in the Estimate (pages 7 to 9 of File. Annexure A.)

(h) ~~Excess on Shakes & Nails~~ Rs. 1839.10

because many of the peak logs were received full of shakes and holes. This meant waste of wood and extra labour in filling the shakes and holes by inlaid woodwork. The Petty items call for no remark because slight deviations from

the original design are often made (when a large building is under construction) as the work proceeds.

6. That Mr. Ross is responsible for estimating the cost of Ashlar Masonry at Rs.125 per cubic feet, - when he should have known from the experience gained on ~~the construction of the new Government House~~, that no Engineer could be expected to work at so low a rate in such very high class masonry. This mistake led to an excess of Rs. 3270.60

He is also responsible for underestimating the cost of Concrete Blocks - he had however very little experience to guide him as to the cost of such Blocks in Mombasa, and none in Nairobi. This faulty Estimating led to an excess of (Rs.2810 + Rs.889.40) =

Rs.3199.40

He is likewise to blame for not providing for the cost of "Transport" in 1907-08. This led to an excess of - Rs.5061.00

7. That a "Head" "Contingencies" at the rate of ten per cent ought to have been added to the "Original Estimates" (pages 7-9 of file Annexure A.) as it is a universal practice in all countries to allow of "Contingencies", and in East Africa, in estimating for important buildings of novel construction, 10 per cent is a reasonable allowance.

Had this been done Rs80 would have been added to the Estimate, and this sum, plus Rs.5061 = Rs5,141, omitted for transport charges in 1907-08, would have given Rs16, and the necessity for this inquiry would not have arisen.

8. That Mr. Ross was in error in not sending Mr. Espeut any better guide than his plans with a rough Estimate of cost based on the cubic contents of the buildings. Even if the Director of Works had sent the Executive Engineer the rough approximate Estimate (pages 7-9 of file Annexure A.) this would have enabled the latter to check the rates at which he was working and to ascertain that he was exceeding them long ago. However to do Mr. Ross justice, his cubic foot Estimate was by no means a bad one, and had he added 10 per cent to it for "Contingencies" it would have been near the mark. The question of the preparation of detailed Estimates, and of supplying the Executive Engineer, and Clerk of Works with copies of the same, has been dealt with at length in the "Findings of the Board" on the question of the excess on New Government House (airooi); so there is no necessity of enlarging on it here.

9. That;

progress has been made during the past few years to decrease rates and to improve the style and class of work in the Pro-tectorate.

10. That the cost of labour as compared with the cost of transport and materials viz:-

Rs. 20674 = a 3375 - on Transport & Materials
 Rs. 43420 = a 2566 - on Labour

is satisfactory, and shows far better results and

and much more supervision than at New Government House in its early stages of construction - viz
July 05 - March 06.

11. That Mr. Espeut asks for also more to complete the building (Page 2 Annexure G.) and the Board supports this request. This will bring the excess up to (K1200+4150) = K 1350.

12. That the building is a very cheap one, considering the very high class of work, as it cost under Annas five per cubic foot of contents. The Board believes there is nothing to find fault with except defective estimating; and to an earlier intimation of the probable excess not having been given to Government some months ago.

This want of intimation is the fault of Mr. Ross in not having gone into the accounts with Mr. Espeut after his return from furlough in May last.

13. That the Board declines to give an opinion as to the suitability of the internal arrangements of the Hospital and Sisters quarters, because this question is one on which the Honourable the P.M.O. is alone entitled to pass judgment.

14. That in this case, as in the one of New Government House Nairobi, the Board trusts that the inexperience of Mr. Ross, and those under him, in the construction of high class stone masonry buildings, may be taken into consideration.

15. That the buildings are of handsome, dignified and simple design which reflect credit on Mr. the young Government Architectural Draughtsman. The excellent construction also reflects credit on Mr. Ross, Mr. Espeut, and those working under the latter.

On the grounds of economy New Government House, and the New European Hospital may have been commenced too soon; but there is no question that these two buildings as designed and erected are valuable permanent assets to the Protectorate.

— COMMISSIONER OF PUBLIC WORKS. —

- E. A. F. -

(Signed)

L. K. Watts Commissioner of Works E. H. L. Chairman

Atchamuk Col. Superintendent Works & Works
Nyanda Ny.

Officer Local Treasurer

Nairobi

4/1/08

COMMISSIONER OF WORKS' OFFICE,

NAIROBI,

3rd. JANUARY, 1908.

SUMMARY OF THE CASE BY THE BOARD CONSISTING OF:-

Mr. G.K. Watts. Commissioner of Works

Chairman

Mr. A.F. Church Superintendent of Way & Works U.R.

Mr. C. Hickie. Local Treasurer.

The File having been studied by the Chairman was passed on by him in turn to the members, who read the papers before the Board met.

1. The Board met on December and examined the Director of Works Mr. McG. Ross & the Executive Engineer (Mr. Esput)

2. The Head Office File is negro in the extreme and there is no sanction to the estimate, or the various votes.

From page 45 of File it appears that:-

£ 7600 was authorized for the Hospital
 £ 1200 , , , , Sister's Quarters
£ 8800

of the above sums £600 was for Transport of materials — an item not contemplated when the estimate was sanctioned for the Hospital itself. Mr. Esput has put down the probable excess of Rs. 10000 = £1200. He however told the Board that he requires £150 more than this sum to defray extra cost of Mangalar Tiles, and the uncertainty of the

Continued.

COMMISSIONER OF WORKS' OFFICE,

NAIROBI,

3rd. JANUARY, 1908.

SUMMARY OF THE CASE BY THE BOARD CONSISTING OF:-

Mr. G.K.Watts. Commissioner of Works

Chairman

Mr. A.F.Church Superintendent of Way & Works U.R.

Mr. G. Rickie. Local Treasurer.

The File having been studied by the Chairman was passed on by him in turn to the members, who read the papers before the Board met.

1. The Board met on December and examined the Director of Works Mr. McG. Ross & the Executive Engineer (Mr. Espeut)

2. The Head Office File is meagre in the extreme and there is no sanction to the estimate, or the various votes.

From page 45 of File it appears that:-

- £ 7600 was authorized for the Hospital
- £ 1200 , , , , Sister's Quarters
- £ 2200

of the above sums £600 was for Transport of materials — An item not contemplated when the estimate was sanctioned for the Hospital itself. Mr. Espeut has put down the probable excess of Rs.12000 - £1200. He however told the Board that he requires £150 more than this sum to defray extra cost of Mangalar Tiles, and the uncertainty of the

present outturn of daily work by the existing labour force.

ANNEXURE A

3. On page 46 of the file Mr. Tanner Assistant Director states "There was no estimate for this building. The suggestions to build it was only brought up with the Annual Estimate and a figure had to be got from a rough line sketch."

ANNEXURE A

This statement is at variance with pages 7 to 9 of File, as an approximate abstract estimate for the Hospital itself amounting to £7000 appears on this pages which was not sent to the Executive Engineer until Sept. or Oct. last. There is no estimate for the Sisters Quarters.

ANNEXURE A

4. A detail of the various sanctioned Votes is given on pages 49 to 51 of file

Aggregate Votes =	Rs. 151400.00
Expenditure to 30/11/07 =	Rs. 141888.79
Excess up to 30/11/07 =	Rs. 10488.79

ANNEXURES

B & C

5 The Board call the attention of Government to the evidence given by the Director of Works, and the Executive Engineer.

6. The two Members of the Board were informed by the Chairman that the latter had attended the Right Honourable the Under Secretary of State when he inspected New Government House, and the European Hospital; had informed him of the circumstances and asked him to suspend his judgement on their causes until he read the proceedings of the Board which would sit, on the return of the Chairman from Uganda.

(8) 102
7. The main building is practically finished
the Sisters' Quarters are approaching completion.

The Plumbing and Electric Light are the
chief items as yet unfinished.

J. K. Watt

Public
COMMISSIONER OF WORKS.

Hawaii

4/1/08

COMMISSIONER OF WORKS' OFFICE,
NAIROBI,

3rd. JANUARY, 1908.

ANNEXURE B

THE NEW EUROPEAN HOSPITAL, NAIROBI.

EVIDENCE BY Mr. McG. ROSS

DIRECTOR OF WORKS.

QUESTIONS

1. No detailed estimate of the cost of the buildings was sent to Mr. Espeut?

2. How did you arrive at the rate of Rs.125 per 1/2 cubic ft. for Ashlar masonry?

3. How did you arrive at the rate of Rs.1.4 aa. per concrete block?

4. The Mangalar Tiles are priced at Rs.100 per thousand does this include laying?

5. What price were these tiles in Mombasa?

Had you much breakage?

ANSWERS.

I sent him no detailed estimate. Only a cubical contents one with line plans. The rough estimate in the File of my office was never sent to him.

I thought it was costing about Rs.150 per 1/2 cubic feet on Government House, & as the artisans gained experience, and as the quality of supervision improved, that we could bring the rate down to Rs.125.

I had had some experience of their cost in Mombasa on a small scale & based my rate on this experience.

Yes.

Rs.95/- per thousand, so that including freight to Nairobi, local transport, and laying, the estimated cost of this work proved to be entirely insufficient.

Excessive breakage because the Shipper delivered them in boxes. Large incident of Mombasa under stress of weather. They were brought on by the S.S. "Juba" & landed in Mombasa from Lighters. An unduly large proportion of the consignment was thereby lost.

Continued.

QUESTIONSANSWERS.

7. Why did you have to borrow tiles from the Uganda Railway?

I had to do so owing to the non delivery of tiles, so as to get on with the work quickly. Ridge tiles were received in insufficient quantity, and had to be made locally of Portland cement. The cost of these we received amounted to Rs.520/- per thousand.

8. Have you done work in Mangalore tiles before?

No.

9. Was more work done than was provided for in the rough estimate in your file?

Distinctly so. Particularly below floor level, where the slope of the underlying rock was found to be unexpectedly steep towards the North end of the building. Mr. Speut had not got the rough detailed estimate, so he was unaware of this excess.

sd) W. McGregor Reas,

DIRECTOR OF PUBLIC WORKS.

Decr. 12th. 1907.

COMMISSIONER OF WORKS' OFFICE,

NAIROBI,

Erd. January, 1908.

ANNEXURE CTHE NEW EUROPEAN HOSPITAL, NAIROBI.Mr. ESPEUT'S EVIDENCEQUESTIONS

1. The excess of Rs.18000

to be due to:-

(a) Transport Rs.14051

—voted for Transport Rs.9000

Excess on Transport Rs.5051

(b) Other items Rs.12949

Total excess Rs.18000

£ 595.

2. What is the excess of

Rs.12949 due to?

3. When was the estimate

in the File of the Director

of Works sent to you?

4. What are the cubical

contents, & square feet

plinth area of the Hospi-

tal building?

ANSWERS.

Yes. Mr. Ress tells me that Rs. 9000 were voted for Transport, but this sum has proved insufficient.

(a) Masonry, which was not done for Rs.125, it probably cost

Rs.167 per $\frac{1}{2}$ cubic feet,

(b) Breakage of Tiles

(c) Wastage of teakwood owing to the logs being found to be full of holes & "Shakes" when they were sawn up here. This meant filling up holes with inlaid teakwood which was a trouble some and expensive job.

(d) Concrete blocks

I had only cubical contents estimate sent me with line drawings. I had no copy of the estimate in the Office of the Director of Works.

Main building 488,200 cubic ft.

Kitchen (stone 28,120

& tiled roof)

Covered way 6,750

(tiled roof)

Total 471,150

Continued.

QUESTIONS

5. Was indentured skilled labour employed under proper supervision on these buildings from the commencement.

6. Concrete blocks have been used. Have you any idea of their cost?

7. Can you complete the buildings for £1200?

ANSWERS

Indentured labour was mostly employed. A locally engaged Italian mason was in charge during the construction of southwing up to wall plate level, & remainder of Hospital up to a course above plinth level. An English mason straight from Home then took charge. The supervision of one white man on a building 300 ft. long is hardly enough when all labour is on a daily wage as the men can idle at one end while he is busy laying out work at the other end.

Main building	17,345	square ft.
Kitchen	1,820	
Covered ways	750	
Total)	19,915	
Plinth area)		

Concrete blocks average price of the blocks 2'8" x 10" x 9" Rs.1.25 without fixing in position, or local transport to site.

I fear not. I should therefore like £150 in order to defray the extra cost of tiles, & owing to the uncertainty of the outturn of daily work by the present labour force.

Ed. C. V. Esput,
EXECUTIVE ENGINEER.

No. 91 c. of 1908.

COMMISSIONER OF PUBLIC WORKS
Office, Nairobi,
4th. January 1908.

Sir,

I have the honour to forward for the disposal of Governor the Proceedings and Finding of a Board which met in Nairobi on 12th. December 1907 and subsequent occasions to consider the excess which has occurred in constructing the New European Hospital Nairobi.

2. I have to explain that the absence of Mr. Church and myself on "Safari" while the papers were circulating to the members for signature accounts for the delay in forwarding this case.

I have the honour to be,

Sir,

Your most obedient humble
servant,

T. Wall

COMMISSIONER OF PUBLIC WORKS.

The Secretary to the Administration.

Nairobi

Encls. 12 and 5-11-11.

DRAFT.

The Sec. to the
Treasury

ansd 11/7/63

Proc

27th Feb. 08

Sir

Ref to your
letter No 14975/05
of the 3rd Sept 1906
I am directed by the
Secy of Ugin to
transmit to you ^{three}
copies of the L.C. of the
the accompanying
copies of desps from
the Govt of the L.A.P.
from which it will
be seen that a further
sum, finally estimated
at £1250, will be
required for the work.

M/L 25/2
M/L 26

Govt to P/P No 17 of 10 June 08
Govt to P/P No 49 of 22 Nov 07
Duplications are available
for 20 of Bombay
C.P. No 100 of 17/17

pletion of the new
Govt. House at Nairobi,
of a sum of £1200
for the completion of
the new European
Hospital

2. Lord Elgin must
regret the occurrence
of these excesses,
especially as, in
the case of Govt. House,
it is not the first
which has occurred
during the progress
of the work. By His
directions the causes
of the excesses have
been fully inquired
into by the report

Board, whose report
is here enclosed in
this letter. 169

3. It appears from
this report that the
excesses made
in the estimates of
these two works were
mainly due to two
causes (1) the lack of
any previous experience
of the cost of such
works in the Protec-
torate. (2) the fact
that Mr. Rops, who as
Director of Public Works
was responsible for them,
had little experience
of the construction
of such buildings else-
where, or of the proper
methods of
reference calculating

and suspending the papers
upon them.

4. It is hoped that the
experience gained on
their works will direct
similar cases arising
from the first case,
while Mr. Rapp will
for the present act
under the control &
supervision of Mr.

Watts & also, as the
T.L. measure, has
recently been appointed
Comr. for Works in
the Port.

5. At the same time,
said Board is not
satisfied that
Mr. Rapp assumed

DRAFT.

with that degree of
care & skill which
was within the
scope of his actual
abilities & experi-
-ence, and it is
his intention to
cause an expression
of his opinion to be
conveyed to Mr.
Rapp.

6. As the last design
had nearly been
completed, H.L.
regrets that he has
no alternative but
to visit T.L.'s office
-in the morning
before, which it is
understood, can be
done from the
affection from

balances already
approved by T.L.
in their letter No 42/08
of the 15th ult.

1755/08
(last month)

L

R/La

