

PROPOSED ICT OFFICE AT TNT SACCO HEADQUATERS

BILLS OF QUANTITIES

AUGUST 2023

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BILL OF QUANTITIES
SUPPLIED AS PART OF CONTRACT FOR
PROPOSED ICT OFFICE AT TNT SACCO HEADQUATERS
FOR
TNT SACCO

ISSUED BY:

Cornes Construct

The contract for above mentioned works, entered into on the2023 by the undersigned parties refer to these Bill of Quantities, which shall be read and construed as part of the said Contract.

.....
(EMPLOYER)
(AUTHORISED SIGNATORY)

DATE.....

.....
(CONTRACTOR)
(AUTHORISED SIGNATORY)

DATE.....

INSTRUCTIONS TO TENDERERS

1. TENDER DOCUMENTS

The Tender Documents provided for these works consist of:-

- a) Instructions to Tenderers
- b) Form of Tender
- c) Form of Surety Undertaking
- d) Bills of Quantities
- e) Drawings

2. DELIVERY OF TENDERS

Tenders and all documents in connection therewith, as specified above must be delivered in an as stated on the letter accompanying these tender documents.

Tenders will be opened at the time specified in the letter accompanying these tender documents.

Tenders arriving later than the above time may not be considered.

3. COMPLETION OF TENDERS

- a) All documents forming the Tender must be completed in ink and the offer must be made on the Form of Tender.
- b) The Tender shall be validly witnessed.
- c) The Contractor is required to check the numbers of pages and should any be found to be missing or in duplicate or the figures or writing indistinct, he must notify the Architect or the Quantity Surveyor immediately and have the same rectified. Should the contractor be in doubt about the precise meaning of any item, word or figure, for any reason whatsoever, or observe any apparent omission of words or figures, he must inform the Architect or the Quantity Surveyor in order that the correct meaning may be decided upon before the date for the submission of the Tender.
- d) No liability whatsoever will be admitted nor claim allowed in respect of errors in the Contractor's Tender due to mistakes in the Bill of Quantities which should have been rectified in the manner described above.
- e) The contractor shall not alter or otherwise qualify any text of these Bill of Quantities. Any alteration or qualification made without authority will be ignored and the text of these Bills of Quantities as printed will be adhered to.
- f) The contractor shall be deemed to have made allowance in his prices generally to cover items of preliminaries or other items, if these have not been priced against the respective items.
- g) In no case will any expense incurred by contractor in the preparation of this Tender be reimbursed.

- h) The contractor will be solely responsible for the accurate and timely ordering of materials in accordance with the drawings and Architect's instructions and no claim for any loss or expense will be entertained for orders for materials which are based upon the Bill of Quantities. Neither will any extension of time be granted for materials being delivered late due to late ordering.
- i) The Bills of Quantities must be priced in Kenyan Currency, ie, Shillings and Cents. The Tender rates shall be **Inclusive of VAT**.

4. CORRECTION OF ERRORS IN TENDER

Arithmetical errors including but not limited to errors in extensions, additions, transfers and discounts offered by the tenderer will be rectified in the following manner:

The total of tender price as submitted will not be adjusted if errors in computation of the tender or other mistakes are found during examination of the tender.

If there is a discrepancy between the unit price and the extended price that is obtained by multiplying the unit price and the quantity, the unit price shall prevail and the extended price shall be corrected. The corrected total of the tender will be adjusted by way of a percentage addition or omission to the builder's work content of the tender, excluding prime cost and provisional sums but including the preliminaries, so that the total tender, after adjustment, remains as the same as the lumpsum tender offer.

If there is discrepancy between words and figures, the amount in words will prevail.

FORM OF TENDER

PROPOSED ICT OFFICE AT TNT SACCO HEADQUATERS

FOR

TNT SACCO

To: CEO TNT SACCO

Dear Sir/Madam,

I/We the undersigned are willing to contract to perform fully, the whole of the Works, **Proposed ICT Office** in accordance with the Bills of Quantities, Specifications, Drawings and Conditions of Contract and to your entire satisfaction, for the sum stated below and to enter into a Contract and complete the whole of the Works within the time stated below:

FIXED PRICE TENDER

Tender figure including all Prime Cost Sums, Provisional Sums, Contingencies and **VAT** and based on a fixed price contract in which the conditions of contract clauses 35.3, 35.4, 35.5, and 35.6 are NOT applicable.

K. SHILLINGS (WORDS)

K.SHS. (FIGURES)

TIME FOR COMPLETION

Further we the undersigned, agree to complete the whole of the works within the time stated below from the date of possession of the site as defined within the Conditions of Contract:-

WORDS : WEEKS

FIGURES : WEEKS

PROVISION OF BOND

Further we, the undersigned, agree that if our tender is accepted, we will enter into a Bond for the due performance of the Contract .

TENDER VALIDITY PERIOD

Further we, the undersigned, agree that unless and until a formal agreement is executed, this Tender together with your acceptance thereof, shall constitute a binding Contract between us, and this Tender shall remain a valid offer for Ninety (90) Days.

EXAMINATION OF TENDER DOCUMENTS

Further, we the undersigned, have examined all the documents detailed previously which will form part of this Contract, together with Instructions to Tenderers, and we have no further questions relating to them and have personally signed each document as identification.

Further we, the undersigned, understand that the lowest, or any portion of any Tender will not necessarily be accepted nor will any expenses incurred by the Tenderer in the preparation of this Tender be allowed.

SIGNATURE OF TENDERER

NAME OF TENDER (CAPITALS)

ADDRESS OF TENDERER (CAPITALS)

.....

DATE:

WITNESSED BY

SIGNATURE OF WITNESS:

NAME OF WITNESS (CAPITALS)

ADDRESS OF WITNESS (CAPITALS)

DATE:

SURETY UNDERTAKING

To: CEO TNT SACCO

Dear Sir,

We the (Surety)
of..... are
willing to act as Surety and to be bound to **TNT SACCO** for the **PROPOSED OFFICE** in the amount equivalent to 10% of the Contract Sum according to the Terms and Conditions of Contract, a copy of which has been inspected by us, without the addition of any limitations.

We agree to enter into a Bond under the above terms within seven days of being called upon to do so.

Signature of Surety:

Date:

(Authorised by Power of Attorney No.....)

WITNESSED BY:

Signature of Witness:

Name of Witness:

Address of Witness:

Date:

SECTION 1

PRELIMINARIES

Note:

1. The rates and prices shall be inclusive of VAT currently at 16%

ITEM	DESCRIPTION	UNIT	AMOUNT
P.1	<p>SECTION 1</p> <p>PRELIMINARIES</p> <p>PARTIES TO THE CONTRACT</p> <p>i) THE EMPLOYER.The "Employer" is TNT SACCO</p> <p>ii) THE ARCHITECT. The "Architect" is</p> <p>iii) THE QUANTITY SURVEYOR. The "Quantity</p> <p>iv) THE STRUCTURAL & CIVIL ENGINEER. The</p> <p>iv) THE SERVICE ENGINEER. The "Service Engineer" is P.O. Box.....</p> <p>The Employer has appointed the undernoted engineers and other consultants to render professional services in accordance with the Conditions of Contract.</p>	Item	<u>NOTE</u>
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT						
P.2	<p>DESCRIPTION OF SITE</p> <p>The site of works is situated in Kajiado County</p> <p>The Contractor should arrange to visit the site and shall be deemed to have acquainted himself therewith as to the nature of topography, site conditions, position and means of access etc and no claims in this connection will be allowed.</p> <p>No claims will be allowed for travelling expenses which may be incurred by the Contractor in visiting the site or preparing the tender for the works.</p> <p>The Contractor must obtain the approval of the Architect regarding the use of any materials found on the site or fill obtained from demolition work.</p>	Item							
P.3	<p>DESCRIPTION OF WORKS AND SCOPE OF CONTRACT</p> <p>CONTRACTORS WORK</p> <p>The works to be executed under this contract comprise of Construction of an Office with the following approximate area:</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td></td> <td style="text-align: center;"><u>Appx Area</u></td> </tr> <tr> <td style="text-align: right;">Office</td> <td style="text-align: center;">112</td> </tr> <tr> <td style="text-align: right;">Total Area</td> <td style="text-align: center;">112</td> </tr> </table> <p>Other works include: Related external works Electro - Mechanical services installations Mechanical Works ,Electrical Works and Specialist Works will be executed by a specialist. The tenderer must attach the profiles of his proposed electromechanical specialist in his tender. The Architect may reject any unresponsive specialist and may appoint a Nominated subcontractor who shall contract with the main contractor for due performance of the specialist work.</p> <p>The contractor is required to visit the site to familiarise with the proposed works to be done and the site conditions. Prior appointment with The Architect will facilitate in the site visit.</p>		<u>Appx Area</u>	Office	112	Total Area	112	Item	<u>NOTE</u>
	<u>Appx Area</u>								
Office	112								
Total Area	112								
Total Carried to Summary of Preliminaries									

ITEM	DESCRIPTION	UNIT	AMOUNT
P.4	<p>FORM OF CONTRACT</p> <p>The Contractor will be required to enter into a contract which will be the current Form of Agreement and Conditions of Building Contract published by the Joint Building Council, Kenya (April 1999 Edition) excepting in so far as varied hereafter.</p> <p>Allow for purchase of 2No original copies of the Form of Agreement and Conditions of Contract from Joint Building Council or Architectural Association of Kenya which shall be handed to the Architect or Quantity Surveyor for filling and subsequently presented to contractor and employer for signing. The documents must be serialized</p> <p>The Contractor's attention is called to the following clauses of the Conditions of Contract which shall be read as incorporated herein and he shall allow any sum which he considers necessary for the observance of such conditions.</p>	Item	
P.5	Clause 1.0	Definitions	
P.6	<p>Clause 2.0</p> <p>Sub clause 2.6 shall be deleted</p> <p>Sub clause 2.9 shall be deleted</p> <p>Sub clause 2.12 shall be deleted</p>	Articles of Agreement	<u>NOTE</u>
P.7	Clause 3.0	General obligations of the Employer	<u>NOTE</u>
P.8	Clause 4.0	<p>General obligations of the Contractor</p> <p>Sub clause 4.1 the part reading "unless it is legally or physically impossible to do" will be deleted</p>	<u>NOTE</u>
P.9	Clause 5.0	General obligations of the Architect	<u>NOTE</u>
P.10	Clause 6.0	General obligations of the Quantity Surveyor	<u>NOTE</u>
P.11	<p>Clause 7.0</p> <p>NOTES:</p> <p>i) Drawings from which the Contract documents have been prepared are included in the tender documents.</p> <p>ii) Before submitting tenders Contractors may examine all the drawings (which may be seen at the offices of the Consultants during normal office hours) and satisfy themselves regarding all details as no claim by reason of ignorance to this connection will be entertained.</p> <p>iii) The Contractor shall satisfy himself as to the correctness of all drawings and measurements. If the Contractor finds any discrepancy in the drawings or between the drawings and the Bills of Quantities, he shall immediately refer the same to the Consultants who shall decide which shall be followed.</p> <p>iv) Figured dimensions will be used in preference to scales mentioned on or attached to any drawing.</p>	Contract documents	Item
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.12	<p>Clause 8.0 Contract bills and contract price Sub clause 8.1 amend "The Employer" to the "The Architect".</p> <p>i) Exceptions to the Standard Method of Measurement: Composite descriptions incorporating items which would be subject to separate measurement are included. The Contractor shall include for all works necessary to complete the works.</p> <p>ii) All work in this Contract that is liable to adjustment has been measured as "Provisional" in these Bills of Quantities and no excavation or foundation work or other work so described shall be filled in or covered up until all measurements needed for the adjustment of variations under Clause 30.0 of the Conditions of Contract have been made by the Quantity Surveyor.</p> <p>iii) Any unauthorised alteration or qualification made to the text of the Bills of Quantities may cause the tender to be disqualified and will in any case be ignored.</p> <p>iv) All items of measured work shall be priced in detail and tenders containing lump sums to cover trades or groups of work must be broken down to show the price of each item before they will be accepted. Lump sums to cover several items of Preliminaries likewise shall be broken down if so required.</p>	Item	
P.13	Clause 9.0	Contractor's site agent and other staff	Item
P.14	Clause 10.0	Clerk of Works	Item
P.15	<p>Clause 11.0</p> <p>Liability against injury to person and property</p> <p>NOTES: In addition to the Conditions of the Contract and the requirements contained hereinafter, the contractor's All Risks Policy shall cover the full value of the following and allow for all costs thereof:</p> <p>i) The works and temporary works erected in performance of this Contract</p> <p>ii) The materials on site, plant and tools</p> <p>iii) The cost and expense of removing debris of the property insured, destroyed and damaged by any peril insured</p> <p>iv) Professional fees (to be allowed at 9% of the Contract Sum)</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.16	<p>Clause 12.0 Insurance against injury to persons and property. The Contractor must maintain adequate Insurance against injury to personnel and property as detailed hereunder</p> <p>Insert the following as clause 12.1A: 12.1A The Contractor shall effect and maintain the following insurances as required by Clause 12.1 and shall allow for all costs thereof:</p> <p>ii) Third Party (Public liability) for an indemnity of not less than Shs. 500,000 for any one accident or series of accidents arising from the same event (unlimited in aggregate).</p> <p>(ii) Should the Contractor already hold annual insurances covering the whole of his activities, and the indemnity required under this Contract exceeds the indemnity under the existing policy/ies, then further insurance shall be effected and maintained to cover such excess.</p> <p>(iii) The Contractor shall ensure that all sub-contractors effect and maintain such insurances as are necessary to cover their liabilities in respect of injury to persons and property and Workmen's Compensation.</p>	Item	
P.17	Clause 13.0 Insurance of the Works (Contractor's liability)	Item	
P.18	Clause 14.0 Insurance of the Works (Employers liability) This clause is NOT applicable and shall be deleted in its entirety		<u>NOTE</u>
P.19	Clause 15.0 Insurance of the Works (Works of alteration etc.,) This clause is NOT applicable and shall be deleted in its entirety		<u>NOTE</u>
P.20	Clause 16.0 Performance bond Note: Performance Bond of 10% of Contract Sum shall be mandatory requirement Sub clause 16.2 is not applicable and shall be deleted in its entirety.	Item	
P.21	Clause 17.0 Compliance with regulations, notices etc.,	Item	
P.22	Clause 18.0 Programme of Works	Item	
P.23	Clause 19.0 Access to the Works	Item	
P.24	Clause 20.0 Possession of site and commencement of Works	Item	
P.25	Clause 21.0 Levelling and setting out	Item	
P.26	Clause 22.0 Architect's Instructions	Item	
P.27	Clause 23.0 Specifications of goods, materials and workmanship Sub clause 23.7 shall be deleted in its entirety	Item	
P.28	Clause 24.0 Samples and tests	Item	
P.29	Clause 25.0 Royalties and patent rights	Item	
P.30	Clause 26.0 Assignment	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.31	Clause 27.0 Subletting	Item	
P.32	Clause 28.0 Suspension of the Works by the Architect	Item	
P.33	Clause 29.0 Suspension of the Works by the Contractor	Item	
P.34	<p>Clause 30.0 Variations</p> <p>Sub clause 30.2 the part reading "provided that no such instructions shall substantially change the scope or object of the contract without the consent of the Employer and the Contractor" shall be deleted</p> <p>Sub clause 30.3 shall be deleted in its entirety</p> <p>Insert the following as Sub clause 30.6.5: "Where a Prime Cost rate is inserted in the Bills of Quantities for the supply of any materials or items, adjustment to the prime cost rate shall be undertaken by the Quantity Surveyor in accordance with the following rules</p> <p>The net difference plus five percent (5%) between the Prime Cost rate and the approved purchase rate as accepted by the Consultants, less any trade and other discounts and excluding Value Added Tax, shall be added to or deducted from the Contract Sum. No other adjustment to the Prime Cost rate of the material shall be allowed"</p> <p>The following words shall be added to the end of sub clause 30.9:</p> <p>"The conditions of this sub clause do not apply to works undertaken by another contractor under Architects Instructions issued in accordance with clause 22.2 of the Conditions of Contract".</p>	Item	
P.35	<p>Clause 31.0</p> <p>Nominated sub-contractors</p> <p>NOTES:</p> <p>i) The Contractor shall be responsible for giving all necessary directions to Nominated Sub-contractors, ascertaining their requirements, co-ordination of their work and arranging for them to be on site at the proper time for the orderly progress of the Works and for agreeing accurate dimensions in regard to setting out, holes, chases, notchings and the like. He shall place all orders with Nominated Sub-contractors clearly on his own behalf and shall not pledge the credit of the Employer nor shall there be created any privity of contract as between the Employer and the Nominated Sub-contractor. The Contractor must enter into a written sub-contract using an approved form and must deposit with the Architect signed copies thereof</p> <p>ii) When tendering for any works covered by Prime Cost and Provisional Sums the Contractor shall be treated as any other Nominated Sub-Contractor or Supplier</p>	Item	
P.36	<p>Clause 32.0</p> <p>Nominated suppliers</p> <p>NOTES:</p> <p>i) The Contractor shall be responsible for placing all orders for materials or goods with Nominated Suppliers clearly on his own behalf and shall not pledge the credit of the Employer either directly or indirectly. He shall arrange for the delivery of all materials or goods at the proper time for the ordered progress of the Works.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.37	<p>Clause 33.0 Work by other persons engaged by the Employer</p> <p>NOTE: Works to be executed by others and not forming part of this contract are described in the Preliminaries Section of the Contract Bills under the heading of Description of Works and Scope of Contract. The employer reserves the right to engage any other contractors to carry out works on any part of the site and the contractor will at all times grant access to such contactors duly appointed by the employer.</p>	Item	
P.38	<p>Clause 34.0 Payments</p> <p>Sub clause 34.14.3 shall be deleted in its entirety Sub clause 34.14.4 shall be deleted in its entirety Sub clause 34.15 shall be deleted in its entirety</p> <p>NOTES: i) At the intervals stated, Certificates shall be issued provided the amounts of such Certificates are in accordance with clause 34.4 of the Conditions of Contract. When applying for a certificate, the Contractor shall furnish the Quantity Surveyor with a detailed approximate statement of the value of the work executed and all materials on site in application for payment prior to valuation. Contractor's application shall be delivered to the Quantity Surveyor at least 3 days prior to valuation date.</p> <p>ii) Subsequent Certificates will not be issued to the Contractor by the Consultants until satisfactory proof has been given by the Contractor that Nominated Sub-Contractors and Nominated Suppliers have been paid the amounts included for them in the previous Certificates to the Contractor.</p> <p>The Employer reserves the right to make direct payments to Nominated Sub-Contractors and Suppliers.</p> <p>iii) All documents necessary for the purpose of the composition of the Final Account including all documents relating to the accounts of Nominated Sub-contractors and Suppliers shall be passed to the Quantity Surveyor as and when available during the progress of the Works and not later than one month after the Date of Practical Completion.</p>	Item	
P.39	<p>Clause 35.0 Fluctuations The Contract will be FIXED PRICE Clauses 35.2 to 35.5 shall be deleted.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.40	<p>Clause 36.0 Extension of Time DELETE Sub clause 36.1.10 and insert: By the Contractor's inability for reasons beyond his control and which he could not reasonably have foreseen at the date of this Contract to obtain delivery upon the works of such imported goods or materials imported from outside the Country in which the Contract is being executed as are essential to the proper out of the Works". Sub clause 36.1.15 shall be deleted Sub clause 36.2 the period of thirty days shall be amended to ninety days Sub clause 36.3 the period of thirty days shall be amended to ninety days. Sub clause 36.5 the period of thirty days shall be amended to ninety days Sub clause 36.6 the period of thirty days shall be amended to ninety days NOTES: i) The Contractor shall order all materials to be obtained from overseas immediately upon signing the contract and shall order materials to be obtained from local sources as early as necessary to ensure that such materials are on site when required for the works. However, before placing any order the Contractor must obtain confirmation in writing, from the Architect, that the materials specified are required for the Works and have not been varied in any way in the light of altered requirements or planning. ii) A claim for extension of time under sub-clause 36.1.10 will not be considered unless substantial proof is submitted that every endeavour has been made by the Contractor to avoid such delay. As soon as any delay becomes apparent the Architect and Quantity Surveyor must be notified in writing.</p>	Item	
P.41	Clause 37.0 Loss and expense caused by disturbance of regular progress of the Works	Item	
P.42	Clause 38.0 Termination of the contract by the Employer		<u>NOTE</u>
P.43	Clause 39.0 Termination of the contract by the Contractor		<u>NOTE</u>
P.44	Clause 40.0 Termination of the contract by either party		<u>NOTE</u>
P.45	Clause 41.0 Practical completion and defects liability	Item	
P.46	Clause 42.0 Sectional completion	Item	
P.47	Clause 43.0 Damages for delay in completion	Item	
P.48	Clause 44.0 Antiquities and other objects of value	Item	
P.49	Clause 45.0 Settlement of disputes	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.50	APPENDIX TO CONDITIONS OF CONTRACT		
	The Appendix to the Conditions of Contract will be filled in as follows:	Item	
		Clause	
	Percentage to cover professional	13	
	fees for insurance purposes only	9%	
	Name of the Contractor's surety	16.1	
	Amount of surety	16.1	
		10% of Contract Sum	
	Name of Employer's surety	16.2	
		Not applicable	
	Amount of surety	16.2	
		Not applicable	
	Period for submission of	18.1	
	programme	Within One week from date of	
		commencement of the works	
	Period for possession of site	20.1	Within 2 weeks
			from the date of acceptance
			of tender
	Contract period	20.2	
	Date for commencement of Works	Withing Two week	
		from acceptance of the tender	
	Date for practical completion	20.2	As per tender
	Name of the bank for purposes	31.14}	N/A
	of interest calculation	32.4.5}	N/A
		34.6	Kenya Commercial Bank Ltd
	Interval for application of payment	34.1	Per calendar month
	certificates		
	Minimum amount of payment	34.4	An amount
	certificates		equivalent to Two (2%) of the
			Contract Value
	Percentage of certified value	34.12	
	retained (10%)		Ten percent
	Limit of retention fund	34.12	
			NO LIMIT/or An amount
			equivalent to Ten percent (10%)
			of the Contract Value
	Periods for release of interest on	34.15	
	retention money to Contractor		Not applicable
	Period of final measurement and	34.17	
	valuation		Three (3) months
	Defects liability period	41.6	
			6 Months
	Damages for delay in completion	43.1	
			An amount equivalent to
			1% of the contract price
			per calendar month or part thereof
	Damages for delay in Sectional	43.1	Pro-rata to the floor areas
	Completion		of the buildings /areas agreed
			for sectional completion
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.54	<p>SITE LEVELS</p> <p>Before commencing work the Contractor must arrange for and agree with the Architect, Engineer and Quantity Surveyor the existing site levels and similarly establish and agree a bench mark.</p>	Item	
P.55	<p>SETTING OUT</p> <p>The Contractor shall set out the Works in accordance with the dimensions and levels shown on the drawings and shall be responsible for the correctness of all dimensions and levels so set out by him and will be required to amend all errors arising from inaccurate setting out at his own cost and expense. In the event of any error or discrepancy in the dimensions or levels marked on the drawings being discovered, such errors or discrepancies must be reported by the Contractor to the Consultants for their immediate attention.</p> <p>No work shall be commenced by the Contractor until he has received written instructions from the Architect to adjust such discrepancies which may be proved. Upon receipt of such instruction the Contractor shall thereupon be responsible for adjustments necessary to comply with such instruction, and no claim for extra expense or relief from the provisions or clauses 21.0 of the Conditions of Contract based on any discrepancy or error in the dimensions or levels shown on the drawings may be made thereafter.</p> <p>Before any work is commenced by sub-contractors or specialist firms, dimensions must be checked on the site and/or buildings and agreed with the Contractor, irrespective of the comparable dimensions shown on the drawings. The Contractor shall be responsible for the accuracy of such dimensions.</p>	Item	
P.56	<p>SAMPLES</p> <p>The Contractor shall furnish at the earliest possible opportunity before works commences and at his own cost, samples of materials or workmanship that may be called for by the Architect for his approval or rejection and any further samples in the case of rejection until such samples are approved by the Consultants and such samples when approved shall be the minimum standard for the works to which they apply.</p>	Item	
P.57	<p>SHOP DRAWINGS</p> <p>The Contractor shall prepare for scrutiny and issue to the Architect, copies of detailed shop drawings of all specialist works. Following the Architect's checking of these shop drawings the Contractor shall immediately amend them as necessary and when approved, promptly issue to the Architect four copies for general use.</p> <p>The scrutiny of shop drawings by the Architect shall be for general conformity, including conformity with the work of others and to co-ordinate the contract work in space. Such approval shall not imply any further indication of correctness.</p>	Item	
P.58	<p>EXISTING PROPERTY AND ENVIRONMENT</p> <p>The Contractor shall take every precaution to avoid damage to all existing property including roads, cables, drains, other services and landscaping and he will be held responsible for all damage thereto, arising from the execution of this Contract, and he shall make good all such damage when directed at his own expense.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.59	<p>EXISTING SERVICES</p> <p>Prior to commencement of any work the Contractor is to ascertain from the relevant authorities the exact position, depth and level of all existing electric cables, water pipes or other services in the area and he shall make whatever provisions may be required by the authorities concerned for the support and protection of such services. Any damage or disturbance caused to any service shall be reported immediately to the Architect and the relevant authority and shall be made good to their satisfaction at the Contractor's expense.</p>	Item	
P.60	<p>PLANT, EQUIPMENT AND TOOLS</p> <p>The contractor shall provide at his own cost suitable and adequate plant, equipment and tools for proper and timely execution of the works. All plant, equipment and tools shall be in good working order and safe to operate and adequately insured against third party and public liabilities.</p>	Item	
P.61	<p>SCAFFOLDING</p> <p>The contractor shall provide at his cost suitable and adequate scaffolding for proper and timely execution of the works. The scaffolding shall also be provided to nominated subcontractors at contractor's cost.</p> <p>Erection of the scaffolding must comply with building code and safety regulations . The working platforms must be firmly fixed and must include guardrails for safety.</p> <p>The Architect shall approve the scaffolding and may instruct amendments to its design materials or construction. Any cost of complying to such instruction shall be borne by the contractor.</p> <p>No timber used for scaffolding, formwork or similar purpose shall be used afterwards in the permanent work.</p>	Item	
P.62	<p>HOISTING AND CRANAGE</p> <p>The contractor shall provide at his cost suitable and adequate hoisting plant for proper and timely execution of the works.</p> <p>The plant must comply with the building code and its design and erection must be to the satisfaction of the Architect and Structural Engineer.</p>	Item	
P.63	<p>LOCAL REGULATIONS AND BYE LAWS</p> <p>The Contractor is to comply with all local regulations and by-laws of the Local Authority including serving of notices and paying of fees.</p>	Item	
P.64	<p>SUPERVISION</p> <p>The said Works shall be executed under the direction and to the entire satisfaction of the Architect, the Quantity Surveyor and Engineers' who shall have the Architect's specifically delegated authority, and who shall at all times have access to the Works and to the yards and workshops of the Contractor or other places where work is being prepared for the building works.</p>	Item	
P.65	<p>TRANSPORT TO AND FROM THE SITE</p> <p>The Contractor shall provide adequate transport of materials, workmen, etc., to and from the site of the proposed Works, at such hours and by such routes as are permitted by the authorities.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.66	<p>ACCOMMODATION ON SITE No accommodation on site will be permitted for the Contractors staff or work people including those of sub-contractors</p>	Item	
P.67	<p>FAIR WAGES The Contractor shall pay rates of wages and observe hours and conditions of labour not less favourable than the minimum rates of remuneration and minimum conditions of employment applicable in the district in which the work is carried out. The relevant notice must be posted up and kept posted upon the site where it can conveniently be read by the employees concerned. The Contractor is to comply with the Regulation of Wages and Conditions of Employment Act, Building and Construction Industry Wages Council and is to be responsible for compliance by sub-contractors employed in the execution of the Contract. If required he is to notify the Architect of the name and addresses of all such sub-contractors. Any Contractor or sub-contractor not so complying will not be permitted to tender for other work for such period as the Consultants may determine. Should a claim be made to the Consultants alleging the Contractor's default in payment of Fair Wages of any workman employed on the Contract and if proof thereof satisfactory to the Consultants is furnished by the Labour Department, the Architect may, failing payment by the contractor, pay the claim out of any monies due or which may become due to the contractor under this contract. The contractor is to furnish to the Architect, if called upon to do so, such particulars of the rates of wages, hours and conditions of labour referred above, as the Architect may direct.</p>	Item	
P.68	<p>SECURITY OF WORKS The Contractor shall be entirely responsible for the security of all the works, stores, materials, plant, personnel, etc., both his own and sub-contractors and shall provide all necessary watching, lighting, site and other precautions as necessary to ensure the security and the protection of the public.</p>	Item	
P.69	<p>PUBLIC AND PRIVATE ROADS, PAVEMENT, ETC. The Contractor will be required to make good at his own expense any damage he may cause to the present approach road surfaces during the period of the Works.</p>	Item	
P.70	<p>POLICE REGULATIONS The Contractor is to allow for complying with all instructions and regulations of the Police Authorities.</p>	Item	
P.71	<p>AREA TO BE OCCUPIED BY CONTRACTOR The area of the site which may be occupied by the contractor for use as storage and for the purpose of erecting workshops, etc., shall be defined on the site by the Architect.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.72	<p>PROGRAMME OF WORKS AND CASH FLOW PROJECTIONS</p> <p>A programme for the works is to be submitted in accordance with clause 18.0 the Conditions of Contract. The programme is to be a computerised critical path programme schedule which the Contractor will prepare, develop and maintain during the course of the Contract. The software programme is to be a specialised critical path programme to the approval of the Architect. The schedule shall include construction and procurement activities as well as other time related factors. The Contractor is to prepare the time related factors. The Contractor is to prepare the time schedule showing the time and order in which he proposes to carry out the works within the total construction time stated in the contract. The schedule shall show in detail the construction time and order in which each section of the work is to be carried out and be sub-divided into elements, trades and tasks. The schedule shall indicate the times when information is required from the Consultants especially in relation to the ordering of imported materials.</p> <p>The Contractor will be required to produce a cash flow projection together with the programme of works. The cash flow shall be an estimate of amounts payable to the contractor each month from commencement to completion of the works. The cash flow shall be submitted to the Architect and Quantity Surveyor within 5 days from submission of the works programme.</p> <p>The time schedule is to be agreed with the Architect.</p> <p>At the end of each month the Contractor is to incorporate actual start and finish dates into the time schedule and produce a construction schedule update and analysis for the Architect. The analysis is to show actual start and finish dates, identify out of sequence work, critical activities and any constraints which have or may effect the progress of the works.</p> <p>During the execution of the works the Contractor will incorporate any changes to the time schedule only if approved 'in writing' by the Architect arising for whatsoever reason, and produce a revised schedule.</p> <p>The Contractor will provide the Architect with a soft copy of the time schedule including monthly updates and analyses together with four printed copies of the relevant data.</p>	Item	
P.73	<p>PROGRESS REPORTS</p> <p>The Contractor shall allow for preparing a weekly and monthly progress report. The report shall be sent via email to the Architects, Employer and all other consultants. Hardcopy reports shall be availed at every site meeting or inspection. The report shall include a minimum of the following information:</p> <ol style="list-style-type: none"> 1 Detailed progress on site 2 Status of progress versus programme of works 3 List of information required 4 List of visitors to the site 5 Daily Weather report 6 Health and safety report 7 List of plant and equipment of site on daily basis 8 List of daily number of skilled and unskilled workers 9 Adequate site photographs. <p>Copies of the photographs shall be provided to the Employer and Consultants as required, and a weekly record shall be placed on a board in the Site office.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.74	<p>WORKING HOURS AND OVERTIME</p> <p>The tentative working hours shall be 8.00am to 5.00pm Monday to Friday, 08:00am to 1.00pm Saturday. No work shall be carried out on Sundays, gazetted public holidays or after the above working hours.</p> <p>The contractor shall comply to residents association rules and regulations. The rules shall prevail upon the above working hours</p> <p>The Contractor shall be responsible for any extra costs for overtime working he considers will be necessary in order to complete the work within the contract period or time for completion apart from overtime working which may be authorized by the Architect.</p> <p>If overtime is worked in accordance with a written instruction issued by the Architect, the Contractor will be reimbursed in respect of such overtime to the extent only of the additional net cost of unproductive time payable over and above the basic hourly rates as laid down by the Regulation of Wages and Conditions of Employment Act, Building and Construction Industry Wages Council and excluding any bonuses, profits and overheads.</p>	Item	
P.75	<p>WATER</p> <p>The Contractor shall provide at his own risk and cost all water for use in connection with the Works including the work of sub-contractors; make arrangements with the Local Authority for the installation of a separate meter for all water used by him throughout the Contract and pay all costs and fees in connection therewith. The Contractor may however connect (if he so wishes) into the existing water supply for water for use in connection with the works including the work of specialists and sub-contractors : but he shall make arrangements with the Employer for the installation of a separate metre for all water used by him and the Sub-Contractors through out the contract and pay all costs and fees in connection therewith at a rate to be agreed with the Employer in advance. The Contractor shall not use existing water services unless the said agreement with the Employer has been effected in writing. He shall also provide temporary storage tanks and tubing, etc., as he may consider necessary and clear away at completion. All tanks for permanent retention/incorporation shall not be used for this item.</p> <p>All water shall be fresh, clean and pure, free from earthy, vegetable or organic matter, acid or alkaline substance in solution or suspension.</p>	Item	
P.76	<p>LIGHTING AND POWER</p> <p>The Contractor shall provide at his own risk and cost all artificial lighting and power for use on the works, including all sub-contractors and specialists requirements and including all temporary connections, wiring, fittings etc., and clearing away on completion, The Contractor shall pay all fees and obtain all permits in connection therewith.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.77	<p>CONCRETE TESTS</p> <p>NOTE: The Contractor must allow in his rate all costs in connection with the making of the cubes, curing, transport, crushing by Local Authority or an approved Testing Laboratory and obtaining the test certificate. The test certificates will be forwarded by the Contractor to the Consultants.</p> <p>Set of four 150 x 150 x 150 mm concrete test cubes 50 sets minimum</p>	Item	
P.78	<p>DEWATERING</p> <p>The contractor shall ensure that the sub surface water is dewatered constantly and keep the basements free from any sub surface water</p>	Item	
	<p>TEMPORARY WORKS</p>		
P.79	<p>ACCESS TO SITE AND TEMPORARY ROADS</p> <p>Means of access to the site shall be agreed with the Consultants and the Employer prior to commencement of the work and the Contractor must allow for building any temporary access roads for the transport of materials, plant and workmen as may be required for the complete execution of the works including the provision of temporary culverts, crossings, bridges or any other means or gaining access.</p> <p>Upon the completion of the Works the Contractor shall remove such temporary roads, temporary culverts, bridges etc., and make good and reinstate all works and services disturbed to the satisfaction of the Architect.</p>	Item	
P.80	<p>TEMPORARY BUILDINGS</p> <p>The Contractor shall provide sheds for storage area by the Employer for all goods and materials.</p> <p>A Site Office shall be provided for holding of Site Meetings. This shall be fully equipped with a table and chairs of sufficient size and number.</p> <p>Artificial lighting and cleaning shall be provided.</p> <p>The Contractor shall allow for provision of refreshments during the site meetings.</p> <p>Upon completion all temporary buildings are to be removed and cleared away.</p>	Item	
P.81	<p>DUST CONTROL</p> <p>The contractor shall provide adequate dust control measures including but not limited to enclosing the erected structures with dust control netting prior to installation of windows and doors</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.82	<p>LATRINES AND SANITATION OF THE WORKS</p> <p>Adequate latrines shall be provided, maintained and removed on completion by the Contractor to the satisfaction of the Architect and Local Authorities.</p> <p>The latrines shall be enclosed with framing and corrugated sheet steel roofs, sides and partitions with concrete floors, steel trowelled smooth to falls to facilitate washing. Their location shall be agreed with the Architect and the Works shall not be commenced before the sanitary accommodation has been approved by the above-mentioned Authorities. The Contractor will be required to pay all conservancy charges and shall ensure clean daily maintenance and disinfecting of the latrines, and not less than once per week, the whole area shall be sprayed with disinfectant and insecticide and on completion of the Works the latrines and any temporary drains shall be removed and all works and surfaces disturbed made good and the whole area disinfected and left clean and free from pollution to the satisfaction of the Architect and Local Authorities.</p> <p>The contractor shall provide a separate flush type bathroom for exclusive use by client, consultants and senior staff</p> <p>The contractor shall pay for all Local Authority levies in connection to construction and maintenance of the latrines.</p>	Item	
P.83	<p>NOTICE SITE BOARD</p> <p>The Contractor shall provide and erect where directed and maintain during the whole period of building operations and remove at completion, one approved temporary notice board to the Consultants standard design and giving a brief description of the Works and showing the names of the Employer, Architect, Quantity Surveyor, Consultant Engineers and Contractor with sufficient space to append the names of Nominated Sub-Contractors and Suppliers when known. The lettering concerning the Architect, Quantity Surveyor and Engineers is to be not more than 50 mm high.</p> <p>NB: The Notice board must be printed in computerised lithography on vinyl sheet and mounted on marine board or metal sheet board, supported on mild steel framework. Overall size of board shall be not less than 1.5m wide x 2m high</p> <p>The contractor shall pay Local Authority fees in connection to placing and maintaining the site notice board for duration of the contract.</p>	Item	
P.84	<p>HOARDING/SITE BOUNDARY</p> <p>The Contractor shall provide temporary hoarding around site and shall apply and pay fees to council for the hoardings at his own cost.</p> <p>Any hoarding required within the site for safety or security shall be provided at Contractor's expense</p> <p>Hoarding shall comprise of new IT4 sheets on metal or timber framework to a minimum height of 2400mm from existing ground level.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.85	<p>DAMAGE TO WORKS</p> <p>In the event of any damage occurring to the Works, materials, sewers, drains, gullies, paths or other works on the site in temporary possession of the Contractor for the purpose of this Contract, either from the weather, want of proper protection, defects, or insufficiency of the Works or any other cause whatsoever during the progress of the Works, the Contractor alone shall be responsible and shall without extra charge, make good all damage and pay all costs which may be levied.</p>	Item	
P.86	<p>PREVENTION OF NUISANCE</p> <p>The Works and such sections of the site necessary therefore, shall be under the entire care and control of the Contractor during the whole period of the Contract and he shall take all possible precautions to prevent any nuisance, inconvenience or injury to the holders or occupiers of the existing or surrounding properties and to the public generally, and shall at all times keep all paths and roads affected by the Works in a safe and clear state, and shall use proper precautions to ensure the safety of all wheeled traffic and pedestrians.</p> <p>The contractor shall ensure the public and neighbours are well protected from dust pollution emanating from the site and shall be required to install sufficient dust prevention systems including but not limited to green netting on all openings.</p>	Item	
P.87	<p>REMOVAL, OF PLANT, RUBBISH, ETC.</p> <p>The Contractor shall, upon completion of the Works, remove and clear away all temporary buildings, plant, rubbish and unused material, and shall leave the whole of the site of the Works in a clean and tidy state to the satisfaction of the Consultants. He shall also remove all rubbish and dirt from the site at weekly intervals or as directed by the Architect..</p> <p>Particular care shall be taken in leaving windows clean and the removal of all paint and cement stains there from.</p>	Item	
P.88	<p>HEALTH, SAFETY , FIRST AID AND THE ENVIRONMENT</p> <p>The Contractor's attention is drawn to the Laws of Kenya relating to these factors. The Contractor will be required to produce evidence of adherence to these Laws.</p> <p>In addition , health and site safety are a major priority. The contractor shall instigate and maintain such site measures as are required by virtue of the works and shall comply fully with all regulations, by laws and the like concerning or touching the works contained herein</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.89	<p>PRIME COST SUMS AND RATES</p> <p>i) The words "Prime Cost" (or the initials "PC") wherever appearing in the Contract Documents shall mean net cost exclusive of any trade, cash or other discount whatsoever but inclusive of the cost of packing. Such cost shall be the sums due to the Sub-Contractor or Supplier after adjustment where applicable in respect of measurements or rates.</p> <p>ii) Any increases or decreases in these Prime Cost Sums and Rates resulting from the adjustments and properly paid by the Contractor shall be added to or deducted from the Contract Sum in the final account. IN substantiation the Contractor will be required to produce to the Quantity Surveyor all quotations, invoices and receipted accounts as shall be necessary to show the details of the sums actually paid.</p> <p>iii) Prime Cost Rates shall be deemed to be exclusive of VAT, delivery to site and fixing. The Contractor shall allow in the overall unit rate or in the VAT element of the Main Summary for these items.</p> <p>iv) Any sum added by the Contractor in these Bills of Quantities in respect of profit upon any Prime Cost will be deducted at the final settlement of accounts and a sum will be added the amount of which will bear the same proportion to the sum added as the net amount properly expended bears to the original PC sum.</p>	Item	
P.90	<p>NOMINATED SUB-CONTRACTORS</p> <p>The Contractor shall accept responsibility for providing the following services for Nominated Sub-Contractors :</p> <p>i) GENERAL ATTENDANCE. The following services are described as "allow for general attendance" :</p> <p>(a) Use, for the purpose of the Sub-Contract Works of any scaffolding belonging to or provided by the Contractor while it remains so erected upon the site, provided that no warranty or other liability on the part of the Contractor or of his other sub-contractors shall be created or implied in regard to the fitness, condition or suitability of the said scaffolding.</p> <p>(b) Provision of water, lighting, watching and attendance for the purpose of the Sub-Contract Works;</p> <p>(c) Use of sanitary accommodation, mess rooms and welfare facilities;</p> <p>(d) Provision of space for erection of offices or stores or space for storage of plant and materials;</p> <p>(e) Clearing away rubbish produced by them.</p> <p>ii) SPECIAL ATTENDANCE. The following services are stated under a separate item and where described under the following headings shall mean;</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.91	<p>NOMINATED SUB-CONTRACTORS</p> <p>(a) Taking delivery shall mean the provision of unskilled labour necessary to attend upon the sub-contractor's workmen for the purpose of unloading plant and materials when received upon the site and placing in position within the Sub-Contractor's storage space or store;</p> <p>(b) Hoisting shall mean the provision of unskilled labour and the use of any Contractor's standing plant for the purpose of assisting the Sub-Contractor's workmen in hoisting the Sub-Contractor's plant and materials to the various levels but not placing in its final position;</p> <p>(c) Providing Power shall mean the provision of power during the course of the Works and during the period of maintenance</p>	Item	
P.92	<p>NOMINATED SUPPLIERS</p> <p>The Contractor shall take delivery anywhere in Nairobi of all materials or goods supplied by the Nominated Suppliers and shall sign a receipt as having received them in good order and condition. He shall offload, transport to site, unload, hoist, provide safe storage and thereafter be responsible for any loss or damage or replacement of any such lost or damaged articles at his own expense and shall return empty cases if so required.</p> <p>Provision is made herein following each appropriate P.C. Sum for the cost of the foregoing services against items reading "Take Delivery and Fix Only".</p>	Item	
P.93	<p>LAWS OF KENYA</p> <p>The Contractor shall allow for and follow all the Laws of Kenya.</p>	Item	<u>NOTE</u>
P.94	<p>TRAINING LEVY</p> <p>The Contractor's attention is drawn to Legal Notice No. 237 of October 1971, which requires payment by the Contractor of a Training Levy on all Contracts of more than Sh 50,000 in value and the Contractor shall allow in the Preliminaries of this Contract for all costs arising or resulting there from.</p>	Item	
P.95	<p>STANDARDS LEVY</p> <p>The Contractor's attention is drawn to Legal Notice No 267 of 1990, which requires payment by the Contractor of a Standard Levy to the Kenya Bureau of Standards. The Contractor shall allow in the Preliminaries of this Contract for all costs arising or resulting there from.</p>	Item	
P.96	<p>VALUE ADDED TAX (VAT)</p> <p>The Contractor's attention is drawn to The Finance Bill, 1993 which requires payment by the Contractor of Value Added Tax (VAT) to the Government of Kenya for all contracts entered into after 1st September 1993. The tender amount shall be considered to contain VAT at current rate</p>	Item	<u>NOTE</u> TO BE INCLUDED IN RATES
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
P.97	<p>WITH-HOLDING TAX</p> <p>The Contractor's attention is drawn to The Finance Bill 2002 (section 35(f) (i) (ia) (ia))</p> <p>The Contractor shall ensure that he has full knowledge of the workings of with holding tax.</p> <p>Withholding tax shall apply at the current rate</p>	Item	<u>NOTE</u>
P.98	<p>COPYRIGHT</p> <p>The copyright of these documents is vested in the Quantity Surveyor and they may not be reproduced in whole or in part without the Quantity Surveyor's written permission.</p>	Item	<u>NOTE</u>
P.99	<p>NATIONAL CONSTRUCTION AUTHORITY</p> <p>The Contractor's attention is drawn to National Construction Act No 41, 2011</p> <p>The Contractor shall ensure that he has full knowledge of the act and shall provide and display his current valid registration documents at the site office.</p> <p>The contractor shall issue his NCA certificate including those of specialist sub contractor to the Employer for the purpose of project registration with NCA</p> <p>The contractor shall ensure he complies fully with the Act</p> <p>The contractor will be responsible for submission of project registration documents to NCA offices and following up with issuance of the compliance certificate.</p> <p>(NB: NCA project fee shall be paid separately by Employer)</p>	Item	
P.100	<p>RESIDENT'S ASSOCIATION RULES AND REGULATIONS</p> <p>The Contractor shall be deemed to have satisfied themselves with local Resident Association rules and regulations</p> <p>The Contractor shall allow for cost of compliance to any such regulations that affect the contract.</p>	Item	
P.101	<p>COVID-19 PANDEMIC REGULATIONS</p> <p>The Contractor shall strictly comply with Covid-19 pandemic regulations issued by the Ministry of Health, National Construction Authority and World Health Organisation and any other body mandated to issue regulations thereto.</p> <p>The Contractor shall in particular bear the cost of providing Personal Protective Equipment (mandatory face masks and face shields, gloves etc where so required)</p> <p>Contractor shall provide a clean water hand washing and sanitizing stations at every entrance to the site including employing a safety officer who shall be equipped with adequate PPE and approved digital thermometer. All persons entering the site must be checked of their body temperatures which shall be duly recorded by the safety officer. Any suspicious case must be reported to the nearest authorised public health facility and the site , tools and equipment must be regularly sanitized in accordance with health authorities guidelines.</p>	Item	
Total Carried to Summary of Preliminaries			

ITEM	DESCRIPTION	UNIT	AMOUNT
	SUMMARY : PRELIMINARIES		AMOUNT
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SECTION 3

ICT OFFICE

Note:

1. The rates and prices shall be inclusive of VAT currently at 16%

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	ELEMENT NO 1				
	SUBSTRUCTURE (ALL PROVISIONAL)				
	Excavations				
	Tenderer to price for all operations from cutting to stock piling where necessary ; rate to allow for all multiple handling as shall be necessary for the operations				
1.1	Bulk excavation to remove BCS ; starting from existing ground level: over 500mm deep	m3	112		
1.2	Excavate trench for strip foundation : commencing from reduced level : not exceeding 1500mm deep	m3	66		
1.3	Excavate pit for column base: commencing from reduced level : not exceeding 1500mm deep	m3	58		
	Extra Over Excavations for:				
1.4	Excavating in any class of rock; class I -III (Prov)	m3	13		
	Disposal of excavated materials				
1.5	Load and cart way excavated material and dump on approved dumping site by local authority	m3	67		
1.6	Backfilling excavated materials around foundations: Provisional Risk of Collapse	m3	176		
1.7	Allow for maintaining and upholding sides of excavations and keeping excavations clear of fallen materials	Item	1		
	Disposal of Water				
1.8	Allow for keeping excavations free from water by bailing, pumping or otherwise	Item	1		
	Hardcore infill				
1.90	300mm thick approved quality hardcore filling: levelled and compacted in 150mm thick layers: to receive blinding: laid to falls and crossfalls	m2	112		
	Quarry dust filling				
1.10	50 mm thick approved quarry dust blinding on surfaces of hardcore	m2	112		
Total Carried to Collection					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Anti - termite treatment				
1.12	Treat surface of hardcore with 'Termidor 25EC' or similar approved anti-termite solution applied at a rate of 5Litres/m2, strictly in accordance with the manufacturer's instructions	m2	112		
1.13	One layer 500 gauge polythene sheet damp proofing membrane : under floor bed : 300mm laps	m2	112		
	Insitu concrete : Class 15 Mpa ; aggregate size 20mm				
1.14	50mm thick blinding under strip foundations	m2	47		
1.15	Ditto in column bases	m2	14		
	Insitu concrete : Class 25 Mpa ; aggregate size 20mm ;				
1.16	Column bases	m3	15		
1.17	Strip footing	m3	9		
1.18	Foundation columns	m3	1		
1.19	Ground beams	m3			
1.20	150mm thick ground floor slab	m2	112		
	Supply and fix steel bar reinforcement including bending, hooking, tying wire, cutting spacers and supporting all				
	High tensile deformed steel bars to BS 4449: 2005 :-				
1.21	Assorted bars: 8-25mm	Kg	648		
	Steel fabric mesh reinforcement to B.S. 4483				
1.22	BRC mesh fabric reinforcement ref A142 (weighing 2.2kg/m2) ; 150mm overlaps all ways (measured net-no allowance made for laps)	m2	112		
	Smooth marineply formwork to: -				
1.23	Sides of strip foundations	m2	39		
1.24	Sides of column bases	m2	50		
1.25	Sides of foundation columns	m2	12		
1.26	Edges of ground floor slab : over 75mm - 150mm high	m	134		
	Selected and approved stone : load bearing (7.0N/mm2) walling : bedded, jointed and pointed in cement and sand				
1.27	200mm thick : foundation walling	m2	94		
Total Carried to Collection					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	COLLECTION : SUB STRUCTURES	<u>Page</u>			
	From Page ...	1			
		2			
TOTAL TO SUMMARY - SUBSTRUCTURE					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	SECTION B				
	GROUND FLOOR				
	ELEMENT NO. 1 REINFORCED CONCRETE				
	In situ concrete : Class 25 Mpa ; aggregate size 20mm ;				
2.1	Beams	m3	3		
2.2	Columns	m3	12		
2.3	Suspended Slab : 150mm thick	m2	125		
	Supply and fix steel bar reinforcement including bending, hooking, tying wire, cutting spacers and supporting all in position				
	High tensile deformed steel bars to BS 4449: 2005 :-				
2.4	Assorted: 8-25mm diameter	Kg	3,300		
	Smooth marineply formwork to: -				
2.5	Sides of columns	m2	29		
2.6	Soffits and sides of beams	m2	30		
2.10	Soffits of suspended slabs	m2	40		
TOTAL TO SUMMARY - REINFORCED CONCRETE SUPERSTRUCTURE					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	ELEMENT NO 2				
	WALLING				
	Natural Stone or Solid Concrete Block walling : load bearing capacity 7.0 N/mm2 reinforced with hoop iron strips laid horizontally every alternate course: bedded and jointed in matching colour cement and sand (1:4) mortar				
4.1	150mm thick Walls	m2	109		
	200mm thick wall	m2	74		
	Sundries				
	Damp proof course: bituminous felt: bedded in cement mortar (1:4): 300mm laps				
4.2	Horizontal: 200mm wide	m	73		
	Precast concrete units; grade 20/20mm; vibrated; jointing and pointing in cement sand mortar (1:3)				
4.3	275 x 75mm thick copings; twice weathered and throated; fair faced finished : PROV	m	17		
TOTAL TO SUMMARY - WALLING					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<p>ELEMENT NO 5</p> <p>ALUMINIUM WINDOWS</p> <p>Notes:</p> <p>a. Powder coating colour to Architect's approval</p> <p>b. Aluminium section to be heavy duty minimum 2mm thick</p> <p>c. All windows to have weather strips, seals and rubber gaskets between frames and glass</p> <p>d. All windows locks, hinges, stays and other necessary iron mongery to be included in the window prices</p> <p>e. Hinged Windows or Sliding Windows in accordance with Architect's schedules. Contractor to refer to schedule while pricing for resective windows</p> <p>f. Sliding windows to be complete with extra sliding track as neccessary</p> <p>g. Prices to include approved air vents</p> <p>Supply and fix the following heavy duty Powder Coated Aluminium Framed Windows as manufactured by an approved supplier : complete with 8mm laminated glass, glazing beads, rubber gaskets, seals and weather strips as required ; all necessary iron mongery (matching locks,hinges and sliding tracks): fixing to to masonry or concrete jambs with appropriate lugs or polyurethene form; adjust on completion; including bedding and pointing in cement and sand(1:4) mortar and all necessary welding: colour to architects specifications</p> <p><u>Fixed Paneled Aluminium Windows</u></p> <p>Refer to Window schedule: Drawing A601</p>				
5.1	Window overall size 1500x600mm high:	No	2		
5.2	Ditto 1500x1500mm high:	No	3		
5.3	Ditto 1200x1200mm high:	No	1		
5.4	Ditto 900x1200mm high:	No	4		
5.5	Ditto 900x900mm high:	No	2		
5.6	<p>Pre-cast concrete (1:2:4) in:-</p> <p>Window cill size 150x50 mm once sunk, weathered and throated, finished fairface on exposed surfaces; painted</p>	m	12		
5.7	<p>Wrot Hardwood</p> <p>150 x 25mm thick window board : with bevelled edge : varnished</p>	m	10		
5.8	<p>Curtain Rods</p> <p>Curtain Rods and holder comprising of double wrought Iron curtain rods and runners complete with decorative ends as per Architect's approval</p>	m	46		
TOTAL TO SUMMARY - WINDOWS					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	ELEMENT NO 6				
	EXTERNAL DOORS				
	Supply and fix the following steel casement doors as manufactured by an approved steel fabricator including supplying and fixing of iron monger and fittings all primed with one coat of etch primer before fixing including bending and pointing in cement and sand (1:4) mortar: oiling and adjusting on completion: eggshell finish on completion; all in accordance with Architect's Details				
6.1	Door overall size 1000mm x 2200mm high;	No	1		
	TIMBER DOORS				
	40mm thick solid core flush doors : hardwood lipped all round: pressed mahogany veneered to all exposed surfaces; solid blocking for ironmongery				
6.2	Overall size 900mm x 2100mm high;	No	9		
	Wrot Hardwood door frames ; selected and kept clean				
6.30	200 x 50mm thick cypress frame; 2No labours; counter sunk screws	m	46		
6.4	100 x 15mm thick moulded architrave to doors ; to Architect's details	m	92		
	Prepare and apply one coat wood primer on back of wood before fixing				
6.5	to surfaces not exceeding 100mm girth	m	46		
	Ditto 100 to 200mm girth	m	92		
	Prepare, knot and apply etching primer and two coats gloss oil paint : on wood surfaces				
6.6	to surfaces not exceeding 100mm girth	m	46		
6.7	General wood surfaces both sides	m2	4		
	Supply and Fix the following Iron Mongery as supplied from UNION catalogue or equal and approved				
	NOTE: ALL PROVISIONAL				
6.8	Lock and Handles: Euro profile Cylinder door lock and lock case complete with a pair of antique brushed brass door handles and a pair of eschuteons	No	9		
6.9	Brushed brass heavy duty ball hinges	Pairs	9		
TOTAL TO SUMMARY - DOORS					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	ELEMENT NO 7				
	INTERNAL FINISHES				
	WALL FINISHES				
	Plaster; 9mm first coat of cement and sand (1:4); 3mm second coat of cement and lime putty (1:5) ; steel trowelled				
7.1	12-15mm thick smooth plaster to walls	m2	148		
	Prepare and apply one undercoat and three coats 'Low VOC' silk vinyl paint ; from Kansai Plascon or equal and approved				
7.3	Painting on plastered walls , columns ,beams etc; over 300mm wide; internally	m2	148		
	FLOOR FINISHES				
	Cement and sand (1:4) trowelled beds : on concrete				
7.5	30mm thick screed : wood floated ; to receive ceramic floor tiles	m2	112		
	<u>NOTE: The Prime Cost Rate (PC) provided for each finish shall be basic purchase cost (shop price) of the finish in Nairobi desired by the Architect. The tenderer shall add over and above this PC rate provided herein his price for transport, insurances and rate for fixing including adhesive, grout and spacers etc.</u>				
	<u>Fixing Only includes supply of approved grout as per the specification, approved epoxy based adhesive (Refer to specifications)</u>				
	Ceramic Floor tiles: :Supply and fix with approved adhesive : on cement and sand (1:4) backing (m.s) : jointed and pointed in proprietary grout : to				
7.9	Tiling to floors : in regular patterns	m2	100		
7.10	150mm skirting	m	100		
	Tiling to walls	m2	30		
Total Carried to Collection					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	CEILING FINISHES				
	Plaster; 9mm first coat of cement and sand (1:4); 3mm second coat of cement and lime putty (1:5) ; steel trowelled				
7.11	12-15mm thick smooth plaster to ceilings	m2	100		
	Prepare and apply one undercoat and three coats 'Low VOC' silk vinyl paint ; from Kansai Plascon or equal and approved				
7.12	Painting on plastered slab internally	m2	100		
Total Carried to Collection					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	COLLECTION : INTERNAL FINISHES				
	From Page ...	<u>Page No</u>			
		9			
		10			
	TOTAL TO SUMMARY - INTERNAL FINISHES				

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
8.1	<p>ELEMENT NO 8</p> <p>EXTERNAL FINISHES</p> <p>WALL FINISHES</p> <p><u>Key pointing</u></p> <p>Extra over walling for key pointing with neat half round recessed horizontal and flush vertical joints in cement and sand (1:4) mortar to new walling.</p>	m2	108.92		
TOTAL TO SUMMARY - EXTERNAL FINISHES					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
5.1	<p>ELEMENT NO 9</p> <p>FITTED FITTINGS</p> <p>ALUMINIUM WINDOWS</p> <p>Notes:</p> <p><i>a. Powder coating colour to Architect's approval</i></p> <p><i>b. Aluminium section to be heavy duty minimum 2mm thick</i></p> <p><i>c. All windows to have weather strips, seals and rubber gaskets between frames and glass</i></p> <p><i>d. All windows locks, hinges, stays and other necessary iron mongery to be included in the window prices</i></p> <p><i>e. Hinged Windows or Sliding Windows in accordance with Architect's schedules. Contractor to refer to schedule while pricing for resective windows</i></p> <p><i>f. Sliding windows to be complete with extra sliding track as neccessary</i></p> <p><i>g. Prices to include approved air vents</i></p> <p>Supply and fix the following heavy duty Powder Coated Aluminium Framed Wall Partitions as manufactured by an approved supplier : complete with 8mm laminated glass, glazing beads, rubber gaskets, seals and weather strips as required ; all necessary iron mongery (matching locks,hinges and sliding tracks): fixing to to masonry or concrete jambs with appropriate lugs or polyurethene form; adjust on completion; including bedding and pointing in cement and sand(1:4) mortar and all necessary welding: colour to architects specifications</p> <p><u>Fixed Paneled Aluminium Windows</u></p> <p>Window overall size 1500x600mm high:</p>	m2	27		
TOTAL TO SUMMARY - FITTINGS					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<p>ELEMENT NO. 10</p> <p>PLUMBING AND DRAINAGE WORKS</p> <p>Supply and fix all pipework and accessories for complete plumbing and drainage of the following points; including making holes and using sleeves, chasing away and making good disturbed surfaces after the plumber</p> <p>NB: Rate shall include all pipes and fittings including gate valves from the sanitary ware upto the first manhole. Each point is taken as each of the end connection between pipework and sanitary fittings</p>				
10.1	Cold water plumbing in CPVC pipework and fittings	Point	5		
10.2	Drainage works in UPVC pipework and fittings	Point	5		
	Fix the following accesories and fittings				
#REF!	Floor trap with plastic grated cover	No	2		
TOTAL TO SUMMARY - PLUMBING AND DRAINAGE					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	<p>ELEMENT NO. 11</p> <p>BUILDERS WORK TO MECHANICAL & ELECTRICAL</p> <p>Cut away for sanitary fittings and pipework : form all holes, chases etc and make good after plumber/Drainer, electrician</p>				
11.1	Allow for builder's work in connection with Electrical services	Item	1		
11.2	Allow for builder's work in connection with Plumbing and Drainage installations	Item	1		
TOTAL TO SUMMARY - BWME					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	MAIN SUMMARY				
1	Reinforced concrete superstructure				
4	Walling				
5	Windows				
6	Doors				
7	Internal Finishes				
8	External Finishes				
9	Fittings				
10	Plumbing & Drainage				
11	Builder's Work in Connection with Electrical Works and Solar installations				
TOTAL FOR GROUND FLOOR CARRIED TO FINAL SUMMARY					

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	ELEMENT NO 3				
	ROOFING AND RAINWATER DISPOSAL				
	ROOF COVERING				
	FLAT ROOF				
	Cement and sand (1:4) mortar backing : woodfloat finish :				
3.1	40mm (average) thick levelling roof screed with waterproof admixture as "SIKA Lite" or equal and approved; laid to falls and crossfalls	m2	100		
3.2	20mm thick screed to vertical sides of walls	m2	24		
	APP modified bituminous membrane; from an approved manufacturer; one coat bituminous anti-dust primer, one layer APP membrane with mineral finish; torch bonded ; executed by specialist under 10 years guarantee: to				
3.3	4mm membrane laid horizontally on roof screeds	m2	100		
3.4	Skirtings; 450 mm high; with 50mm horizontal turn tucked into grooves in concrete or masonry	m	40		
3.5	Extra over: angle fillet	m	40		
	Extra for:				
3.6	Cutting or forming 20 x 20mm deep horizontal groove in concrete wall for setting in edge of APP membrane skirting : point in cement mortar (1:3)	m	40		
	Precast concrete Tiles				
3.7	20mm thick interlocking roof tiles ; including jointing and bedding in cement and sand mortar or approved adhesive	m2	100		
	Rainwater Disposal				
	Extra over for:				
3.80	110mm diameter x 200mm long UPVC pipe sleeve ; laid horizontally through beams (measured separately)	No	4		
3.90	100mm diameter PVC fulbora roof outlet : with domical gratings : vertical spigots	No	4		
TOTAL TO SUMMARY: ROOF&RAINWATER DISPOSAL					

SECTION 4

PRIME COST SUMS

Note:

1. The rates and prices shall be inclusive of VAT currently at 16%

PROPOSED ICT OFFICE

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
1	<p>PRIME COST SUMS : DOMESTIC SUB CONTRACTORS/DOMESTIC SUPPLIERS</p> <p>The following Sums <u>Includes</u> 16% V.A.T.</p> <p><u>Electrical Installations</u></p>				
1.1	Provide the Prime Cost Sum for electrical and data installations	Item	1		350,000.00
Total Carried to Collection					350,000.00

SECTION 5

PROVISIONAL SUMS

Note:

1. The rates and prices shall be inclusive of VAT currently at 14%

PROPOSED ICT OFFICE

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	PROVISIONAL SUMS				
	The following Sums may be expended in whole or in part or may be deleted from the Contract at the sole discretion and on the sole written authority of the Architect. No claims for loss of profit in this respect will be entertained.				
	<u>Provide Provisional Sums to cover the cost of the following Works.</u>				
1.1	Provisional sum for water tanks	Item	1	100,000.00	100,000.00
1.2	Pump for above	Item	1	100,000.00	100,000.00
1.3	Provisional sum for sanitary fittings	Item	1	100,000.00	100,000.00
1.6	Provisional sum for water reticulation	Item	1	50,000.00	50,000.00
TOTAL CARRIED TO FINAL SUMMARY					350,000.00

FINAL SUMMARY

Note:

1. The Total Amount on Final Summary shall be carried to Form of Tender Page No.5 of this Bill of Quantities

PROPOSED ICT OFFICE

FINAL SUMMARY PAGE

SECTION	DESCRIPTION	PAGE NO.	AMOUNT
1	PRELIMINARIES	P 22	
2	SPECIFICATIONS	S 2 26	NA
3	SUBSTRUCTURE		
4	GROUND FLOOR	AP 16	
6	ROOFING & RW DISPOSAL		
7	PRIME COST SUM	PC 1	350,000.00
8	PROVISIONAL SUMS	PS 1	350,000.00
	SUB - TOTAL		700,000.00
	<u>CONTINGENCY AMOUNT</u>		
6	Provide for Contingencies, to be deducted in whole or part if not expended		200,000.00
TOTAL AMOUNT CARRIED TO FORM OF TENDER		KSH	<u>900,000.00</u>

Signature and stamp of Tenderer:

Date

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