

PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT EMBAKASI, NAIROBI - ANNEX 1A

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
1	<p><u>DEMOLITIONS (ALL PROVISIONAL)</u></p> <p><u>Pricing Notes</u></p> <p><u>Tenderers are strongly advised to read and understand the following notes before pricing this section. Any query on the notes should be referred to the Quantity Surveyor.</u></p> <p>1 The unit of billing in this section is "item".</p> <p>2 Amounts for demolitions shall include the following in addition to what is described in the particular item.</p> <p>a) Making good i.e. Re-instatement of any finishes and structure affected by the demolition work to the original state as directed by the Architect</p> <p>b) Clearing debris with speed on a daily basis as they arise, cleaning of affected surfaces, and removal of the debris from site to approved dumping sites. Accumulation of debris within the site premises shall not be allowed.</p> <p>3 Rates given for removal of sanitary appliances shall, in addition to the particular description, allow for the disconnection of pipe work (water and drainage) plugging, pipes, and the removal of any surface pipes and fittings.</p> <p>4 Demolition shall be carefully executed with the particular aim of preserving the items being removed and minimizing damages to adjacent finishes, structures, or components.</p> <p>5 The amounts quoted shall be deemed to be inclusive of cleaning of the removed components, handling and storage on site.</p> <p>6 Amounts given should include for any temporary support to adjacent areas while carrying out the demolition work.</p> <p>7 All materials, components and fittings arising from the demolitions work shall become the property of the Premises Owner</p> <p>8 The Architect, at his sole discretion may decide that some of the materials, components or fittings be re-used in the works. If and when this happens, the contractor shall be allowed a "fix only" rate based on this rates in the Bills of Quantities. Where no reasonable and relevant rate is available from the Bills of Quantities then the stipulations of Clauses 22 shall apply. Any omissions to the contract work arising from the use of such materials shall be treated as per the provisions of Clause 22 of the Contract.</p>				
	Carried to Collection				

Demolitions

Dm/i

MM cc

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>Demolitions</u>				
A	Carefully hack existing slab; make good disturbed surfaces; cart away arising debris	7,270	M2		
	<u>Excavations</u>				
B	Excavate in hardcore n.e 1500mm deep from stripped level; cart away from site	3,551	M3		
C	Excavate for foundation trenches n.e 1500mm deep from stripped level	1,179	M3		
D	Excavate for column pits n.e 1500mm deep from stripped level	2,214	M3		
E	Excavate for lift shaft base n.e 1500mm deep from stripped level	48	M3		
F	Extra over all kinds of excavations for excavating in hard rock, consolidated murrum or gravel at any depth	6,992	M3		
	<u>Disposal of excavated materials</u>				
G	Approved imported filling to make up levels	3,509	M3		
H	Cart away surplus excavated materials and spread as directed on site	3,483	M3		
	<u>Planking and Strutting</u>				
I	Allow for Planking and strutting to sides of all excavations including keeping excavations free from fallen materials		Item		
	<u>Disposal of Water</u>				
J	Allow for keeping excavation free from all water by pumping, bailing or otherwise		Item		
	<u>Hardcore filling</u>				
K	Over 300mm Thick fillings, rolled, levelled and compacted in 150mm layers to make up levels	12,167	M3		
L	50mm Stone dust blinding to surface of hardcore	12,789	M2		
	Carried to collection				

WAREHOUSE

WH/2

MMEG

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT NO.2</u>				
	<u>R.C. SUPERSTRUCTURE</u>				
	<u>Vibrated Reinforced concrete class C25/30 achieving characteristic compressive strength of minimum 30N/mm2 at 28days of 150mm cubes as per BS Standard of 15th August, 2005 in :-</u>				
A	Columns	1,631	M3		
B	Ditto but circular	169	M3		
C	Beams	2,194	M3		
D	200mm thick walls	8,880	M2		
E	Ditto roof slab	995	M2		
F	Ditto gutters 1500mm girth	654	M1		
	<u>Hollow Pot Slabs</u>				
G	380mm thick overall hollow pot slab comprising of 305 x 230 x 305mm deep precast concrete hollow pots stuffed with polystyrene pellets, including 305 x 150 mm deep concrete ribs at 530 mm centres and with 75 mm thick grade 30 concrete topping	1,891	M2		
	<u>Steel fabric mesh reinforcement to B.S. 4483</u>				
H	BRC mesh fabric reinforcement ref A142 (weighing 2.2kg/m2) laid in suspended hollowpot floor slabs (measured net-no allowance made for .	1,891	M2		
	<u>Supply and fix steel bar reinforcement including bending, hooking, tying wire, cutting spacers and supporting all in position</u>				
	<u>Hot rolled ribbed bars reinforcement to K.S. ISO 6935-2 :-</u>				
I	8mm diameter	275,481	KG		
J	10mm diameter	220,385	KG		
	Carried to collection				

WAREHOUSE

WH/7

NMCC

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>Reinforcement (Cont'd)</u>				
A	12mm diameter	459,135	KG		
B	16mm diameter	367,308	KG		
C	20mm diameter	330,577	KG		
D	25mm diameter	110,192	KG		
E	32mm diameter	73,462	KG		
	<u>"Flexcell" expansion joint</u>				
F	20mm Thick "Flexcell" expansion joint or other equal and approved elastometric material including all necessary formwork	22	M2		
	<u>Joint filler</u>				
G	20mm Thick mastic sealant, bitumen felt or similar approved joint filler	220	M1		
	<u>Wrot formwork as described to:-</u>				
H	Vertical sides of columns	6,571	M2		
I	Ditto but curved columns to details	968	M2		
J	Sides and soffits of beams	13,710	M2		
K	Soffits of suspended slabs	2,886	M2		
L	Ditto but to gutters	1,472	M2		
M	Soffits of suspended slabs 3.5 - 5m high	3,229	M2		
N	Edges of suspended slab 75 - 150mm high	1,537	M1		
	Carried to collection				
	<u>COLLECTION</u>				
	Brought Forward From Page WH/7				
	Brought Forward From Above				
	Total R.C Superstructure to Summary				

WAREHOUSE

WH/8

M/Mcc

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT NO. 6</u>				
	<u>ROOFING AND RAIN WATER DISPOSAL</u>				
	<u>(All provisional)</u>				
	<u>Steel Trusses</u>				
	<u>Allow for steel trusses are space frames spanning approximately 78m with a rise of 5m comprising of welded mild steel hollow section struts, ties, rafters, and beams and including hoisting approximately 20000mm above ground level; all to Engineers approval</u>				
A	152 x 6mm CHS rafter	8,736	M1		
B	89 x 4mm CHS struts and ties	36,400	M1		
C	100 x 100 x 8mm angle cross bracings	6,490	M1		
D	177.8 x 50.8 x 2.5 x 2mm x 6.15kgs/m mild steel "Z" purlins bolted to cleats with 12 mm diameter mild steel bolts complete with head, nut and washers	9,271	M1		
E	300 x 300 x 8mm Thick mild steel plate welded to top and bottom of column (m/s) and lattice (m/s) with 4No. Holes for M16 bolts (m/s)	336	NO		
F	16mm Diameter mild steel bolt 200mm long complete with head, nuts and washers	1,344	NO		
	<u>Roof Coverings</u>				
	<u>Insulated, fire rated metal roof comprising of 24 gauge exterior and interior galvanized mild steel metal facing profiled and painted to approval, infilled with factory formed polyisocyanurate or other equal and approved insulation; fixing to trusses (m/s) with accessories from an approved manufacturer and in accordance to manufacturers instructions all to Architect's / Engineer's approval and detail</u>				
G	50mm thick covering; generally	17,045	M2		

WAREHOUSE

WH/14

NM cc

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>Roof Covering (Cont'd)</u>				
A	Ridge capping to match	214	M1		
B	200mm girth mild steel sheet flashing to approval	312	M1		
	<u>Rainwater Disposal (All Provisional)</u>				
C	300mm diameter mild steel down pipe fixed appropriately to walling; painted to Architects / Engineers approval	1,058	M1		
	<u>Waterproofing</u>				
	<u>Approved crystalline cementitious waterproofing compound applied as per manufacturer's printed instructions; to Engineers approval</u>				
D	To R.C Gutters (m/s)	981	M2		
	<u>15mm thick cement and sand (1:4) as described to:-</u>				
E	To R.C Gutters (m/s)	981	M2		
	Carried to Collection				
	<u>COLLECTION</u>				
	Brought Forward From Page WH/14				
	Brought Forward From Above				
	Total for Roofing & Rain Water Disposal to Summary				

WAREHOUSE

WH/15

m m c c

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>Timber Doors</u> <u>Supply and fix the following 45mm thick solid HDF panel doors all to Architects details and approval</u>				
A	Double Door size 900 x 2100mm high	34	NO		
B	Door size 1000 x 2100mm high	2	NO		
	<u>Supply and fix the following 45mm thick (finished) semi - solid core flush door faced both sides with interior quality polished mahogany veneer finish on both sides; hardwood lipped all round all to Architects details and approval</u>				
C	Door size 800 x 2100mm high	56	NO		
	<u>Fire Escape Door</u> <u>Supply and fix the following 45mm thick (finished) solid core one hour fire resistant flush door constructed with approved mineral fibre or other equal and approved infill between 6mm thick plywood panels covered all round with 45 x 50mm thick hardwood beading; all to Architects details and approval</u>				
D	45mm thick overall size 1500 x 2400mm high	10	NO		
	<u>Frames and Finishings</u> <u>In Wrot Mahogany</u>				
E	150 x 50 mm Frame with three labours, plugged but one hour fire resistant	63	M1		
F	150 x 50 mm Frame with three labours, plugged	184	M1		
G	100 x 50 mm Ditto	280	M1		
H	50 x 20 mm rounded architrave with two labours	464	M1		
I	50 x 20 mm rounded architrave with two labours but one hour fire resistant	63	M1		
J	20 mm diameter quadrant beading	464	M1		
	<u>Carried to Collection</u>				

WAREHOUSE

WH/20

MMEC

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>PRIME COST & PROVISIONAL SUMS</u>				
	<u>PRIME COST SUMS</u>				
	<u>Electrical Installations</u>				
A	Provide a P. C. Sum of Kshs.137,500,000.00 only for Electrical Installations to be executed by a Nominated Sub-Contractor		Item		137,500,000.00
B	Allow for Profit	%		
C	Allow for Attendance		Sum		
	<u>Mechanical Installations</u>				
D	Provide a P.C. Sum of Kshs. 177,000,000.00 only for Mechanical Installations to be executed by a Nominated Sub-Contractor		Item		177,000,000.00
E	Allow for Profit	%		
F	Allow for Attendance		Sum		
	<u>Joinery Fittings & Fixtures Installations</u>				
G	Provide a P.C. Sum of Kshs.10,000,000.00 only for Joinery Fittings and Fixtures Installations to be executed by a nominated Sub-contractor		Item		10,000,000.00
H	Allow for Profit	%		
I	Allow for Attendance		Sum		
	<u>MV/LV Power Centre Installations</u>				
J	Provide a P.C. Sum of Kshs.98,600,000.00 only for MV/LV Power Centre Installations to be executed by a nominated Sub-contractor		Item		98,600,000.00
K	Allow for Profit	%		
L	Allow for Attendance		Sum		
	Carried to Collection				

P.c and Provisional sum

Pcll

MMcc

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>PROVISIONAL SUMS</u>				
	<u>Transformer rooms</u>				
A	Allow for a Provisional Sum of Kshs.13,000,000.00 only for Transformer rooms		Sum		13,000,000.00
	<u>Consolidation and Sorting Area</u>				
B	Allow for a Provisional Sum of Kshs.15,100,000.00 only for Consolidation and Sorting Area		Sum		15,100,000.00
	<u>Feature Entrance</u>				
C	Allow for a Provisional Sum of Kshs.6,600,000.00 only for Feature Entrance		Sum		6,600,000.00
	<u>Project Manager's Expenses and Training</u>				
D	Allow for a Provisional Sum of Kshs.5,000,000.00 only for Project Manager's Expenses and Training		Sum		5,000,000.00
	<u>Clerk of Works</u>				
E	Allow for a Provisional Sum of Kshs.6,000,000.00 only for Clerk of Works		Sum		6,000,000.00
	<u>Loading/Offloading Docks and External Warehouse Doors</u>				
F	Allow for a Provisional Sum of Kshs.25,000,000.00 only for Loading/Offloading Docks and External Warehouse Doors		Sum		25,000,000.00
	<u>Inspection of Materials Ex-Factory</u>				
G	Allow for a Provisional Sum of Kshs.6,000,000.00 only for factory material inspection and approvals (Specialized roof for warehouse) for 2No. Project Managers, 2No. Client representatives and 2No. Consultants. This Cost shall cover air flight, accomodation and meal and subsistence allowance as per SRC guidelines		Sum		6,000,000.00

P.c. and Provisional sums

Pc/a

NMCC

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1A**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>Provisional Sums (Cont'd)</u>				
	<u>Contingency Sum</u>				
A	Allow for a Provisional Sum of Kshs. 121,000,000.00 only to be expended at the discretion of the Project Manager in consultation with the client		Sum		121,000,000.00
	Carried to Collection				121,000,000.00
	<u>COLLECTION</u>				
	Brought Forward From Page PC/1				
	Brought Forward From Page PC/2				76,700,000.00
	Brought Forward From Above				121,000,000.00
	TOTAL FOR P.C & PROVISIONAL SUMS TO MAIN SUMMARY			(KSHS)	

P.c. and Provisional sum

Pc/3

MMCC

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1B**

ITEM	DESCRIPTION	QUANTITY	ITEM	RATE	AMOUNT
	<u>P.C. & PROVISIONAL SUMS</u>				
	<u>P.C. SUMS</u>				
	<u>Electrical Installations</u>				
A	Provide a Prime Cost Sum of Kshs.3,100,000.00 only for Electrical Installations to be executed by a nominated subcontractor		Item		3,100,000.00
B	Allow for Profit	%		
C	Allow for Attendance		Sum		
	<u>Mechanical Installations</u>				
D	Provide a Prime Cost Sum of Kshs.900,000.00 only for Mechanical Installations to be executed by a nominated subcontractor		Item		900,000.00
E	Allow for Profit	%		
F	Allow for Attendance		Sum		
	<u>PROVISIONAL SUMS</u>				
	<u>Contingency Sum</u>				
G	Allow for a Provisional sum of Kshs.1,800,000.00 only to be expended at the discretion of the Architect.				1,800,000.00
	Total for PC sums Carried to Main Summary				

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1C**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>PRIME COST & PROVISIONAL SUMS</u>				
	<u>PRIME COST SUMS</u>				
	<u>Electrical Installations</u>				
A	Provide a P. C. Sum of Kshs.25,000,000.00 only for Electrical Installations to be executed by a Nominated Sub-Contractor		Item		25,000,000.00
B	Allow for Profit	%		
C	Allow for Attendance		Sum		
	<u>PROVISIONAL SUMS</u>				
	<u>2No. Gate Houses</u>				
D	Allow for a Provisional Sum of Kshs.3,000,000.00 only for 2 No. gate Houses		Sum		3,000,000.00
	<u>Underground Firefighting Water Tanks</u>				
E	Allow for a Provisional Sum of Kshs.10,000,000.00 only for Underground Firefighting Water Tanks		Sum		10,000,000.00
	<u>Contingency Sum</u>				
F	Allow for a Provisional Sum of Kshs.12,000,000.00 only to be expended at the discretion of the Architect		Sum		12,000,000.00
	TOTAL FOR P.C & PROVISIONAL SUMS TO MAIN SUMMARY			(KSHS)	

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1D**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>PRIME COST & PROVISIONAL SUMS</u>				
	<u>PRIME COST SUMS</u>				
	<u>Electrical Installations</u>				
A	Provide a P. C. Sum of Kshs.75,600,000.00 only for Electrical Installations to be executed by a Nominated Sub-Contractor		Item		75,600,000.00
B	Allow for Profit	%		
C	Allow for Attendance		Sum		
	<u>Mechanical Installations</u>				
D	Provide a P.C. Sum of Kshs.51,500,000.00 only for Internal Plumbing & Drainage Installations to be executed by a Nominated Sub-Contractor		Item		51,500,000.00
E	Allow for Profit	%		
F	Allow for Attendance		Sum		
	<u>Joinery Fittings & Fixtures Installations</u>				
G	Provide a P.C. Sum of Kshs. 5,000,000.00 only for Joinery Fittings and Fixtures Installations to be executed by a nominated Sub-contractor		Item		5,000,000.00
H	Allow for Profit	%		
I	Allow for Attendance		Sum		
	Carried to Collection				

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1D**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>PROVISIONAL SUMS</u>				
	<u>Contingency Sum</u>				
A	Allow for a Provisional Sum of Kshs.54,000,000.00 only to be expended at the discretion of the Architect		Sum		54,000,000.00
	Carried to Collection				54,000,000.00
	<u>COLLECTION</u>				
	Brought Forward From Page PC/1				
	Brought Forward From Above				54,000,000.00
	TOTAL FOR P.C & PROVISIONAL SUMS TO MAIN SUMMARY			(KSHS)	

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1E**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>PRIME COST & PROVISIONAL SUMS</u>				
	<u>PRIME COST SUMS</u>				
	<u>Electrical Installations</u>				
A	Provide a P. C. Sum of Kshs.130,500,000.00 only for Electrical Installations to be executed by a Nominated Sub-Contractor		Item		130,500,000.00
B	Allow for Profit	%		
C	Allow for Attendance		Sum		
	<u>Mechanical Installations</u>				
D	Provide a P.C. Sum of Kshs. 10,000,000.00 only for Internal Plumbing & Drainage Installations to be executed by a Nominated Sub-Contractor		Item		10,000,000.00
E	Allow for Profit	%		
F	Allow for Attendance		Sum		
	<u>Joinery Fittings & Fixtures Installations</u>				
G	Provide a P.C. Sum of Kshs. 20,000,000.00 only for Joinery Fittings and Fixtures Installations to be executed by a nominated Sub-contractor		Item		20,000,000.00
H	Allow for Profit	%		
I	Allow for Attendance		Sum		
	Carried to Collection				

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1E**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>PROVISIONAL SUMS</u>				
	<u>Contingency Sum</u>				
A	Allow for a Provisional Sum of Kshs.31,000,000.00 only to be expended at the discretion of the Architect		Sum		31,000,000.00
	Carried to Collection				31,000,000.00
	<u>COLLECTION</u>				
	Brought Forward From Page PC/1				
	Brought Forward From Above				31,000,000.00
	TOTAL FOR P.C & PROVISIONAL SUMS TO MAIN SUMMARY			(KSHS)	

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1F**

ITEM	DESCRIPTION	Page no.	AMOUNT(KSHS.)	AMOUNT(KSHS.)
	<u>GRAND SUMMARY</u>			
A	<u>PRELIMINARIES</u>			
1	GENERAL PRELIMINARIES	185		
2	PARTICULAR PRELIMINARIES	204		
	SUB - TOTAL I			
B	<u>PHASE 1</u>			
3	WAREHOUSE	WS-MS/1		
4	FLAMMABLE DRUGS STORE	FS-MS/1		
5	CIVIL AND EXTERNAL WORKS	CE-MS/1		
	SUB - TOTAL II			
C	<u>PHASE 2 - OFFICE BLOCK</u>			
6	SHELL & CORE	OBS-MS/1		
	SUB - TOTAL III			
D	<u>PHASE 3 - OFFICE BLOCK</u>			
7	FINISHES AND PARTITIONS	OBF-MS/1		
	SUB - TOTAL IV			
E	SCHEDULE OF RATES	SR/8	(RATES ONLY)	(RATES ONLY)
	SUB-TOTAL			
8	ADD V.A.T AT 16% TO ITEMS 1 - 7	16%		
	TOTAL COST OF DEVELOPMENT CARRIED TO FORM OF TENDER			

**PROPOSED CONSTRUCTION OF KEMSA MODERN WAREHOUSE AND OFFICE BLOCK AT
EMBAKASI, NAIROBI - ANNEX 1F**

CONTRACTOR'S NAME:.....

ADDRESS:.....

SIGNATURE:.....DATE:.....

WITNESS'S NAME:.....

ADDRESS:.....

SIGNATURE:.....DATE:.....