

PARTICULAR PRELIMINARIES

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ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>PRELIMINARY PARTICULARS</u> <i>The contractor may if necessary include the rates in the Bills of Quantities for the Particular Preliminaries.</i></p> <p><u>PARTIES</u> The "Employer" is :Kenya Power & Lighting Co. Ltd P.O. Box 30099 - 00100 NAIROBI</p> <p>The "Project Manager" is : Kenya Power & Lighting Co. Ltd P.O. Box 74- 30100 ELDORET</p> <p><u>SITE</u> The site is located approximately 2km from Lodwar Town ,Turkana county</p> <p>The Contractor shall visit the Site to acquaint himself with its nature and position, and other local conditions,position of power and water supplies, access roads or any other limitations, and no claims for extras will be considered on account of lack of knowledge in this respect.</p> <p><u>DESCRIPTION OF THE WORKS</u> The Works comprise construction of Office block as per the BQ and the layout</p> <p>The Works shall include:-</p> <p>a) Construction shall generally consist of substructures and Superstrucures both in reinforced concrete , masonry walling.</p> <p>b) Finishes include keying, plastered and painted walls and several other finishes.</p> <p>c) Landscapping</p>	
	Total carried to Collection	

ITEM	DESCRIPTION	AMOUNT Kshs.
	<p><u>GENERAL MATTERS</u></p> <p>A. <u>SUFFICIENCY OF TENDER</u></p> <p>The Contractor shall be deemed to have satisfied himself before tendering as to the correctness and sufficiency of his Tender for the Works and of the rates and prices stated in the Priced Bills of Quantities, errors shall not be accepted, rates and prices shall cover all his obligations under the Contract, and all matters and things necessary for the proper completion and maintenance of the Works.</p> <p>B. <u>DEFINITIONS AND ABBREVIATIONS</u></p> <p>Terms used in these Bills of Quantities shall be interpreted as follows:</p> <p>"Approved" Shall mean approved by the Project Manager.</p> <p>"as directed" Shall mean as directed by the Project Manager.</p> <p>"B.S." Shall mean the current British Standard specifications published by the British Standards Institution, 2 Park Street, London W.1., England.</p> <p>"C.M." Shall mean Cubic Metres.</p> <p>"S.M." Shall mean Square Metres.</p> <p>"L.M." Shall mean Linear Metres.</p> <p>"MM" Shall mean Millimetres.</p> <p>"Kg." Shall mean Kilogramme.</p> <p>"No." Shall mean Number.</p> <p>"M.S" or M/S Shall mean Measured Separately</p> <p>Ditto or Do Shall mean the whole of the preceding description except as qualified in the description in which it occurs.</p>	
	Total carried to Collection	

ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>PROGRESS SCHEDULE</u></p> <p>The Contractor shall, upon receiving instructions to proceed with the Work, draw up a time and progress Schedule setting out the order in which the Works are to be carried out with the appropriate dates thereof. This Time and Progress schedule is to be agreed with the Project Manager and no deviation from the order set out in this Schedule will be permitted without the written consent of the Project Manager. The Main Contractor will be responsible for arranging the above programme with all Sub-Contractors including the Nominated Sub-Contractors and Nominated Suppliers.</p>	
B.	<p><u>EXISTING SERVICES</u></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 services shall be reported immediately to the Project Manager and the relevant Authority and shall be made good to their satisfaction at the Contractor's expense.</p>	
C.	<p><u>CONTRACTORS' SUPERINTENDENCE</u></p> <p>The Contractor shall constantly keep on the Works a literate English-speaking Agent or Representative, competent and experienced in the kind of work involved, who shall give his whole time to the superintendence of the Works. Such Agent or Representative shall receive on behalf of the Contractor, directions and instructions from the Project Manager and such directions and instructions shall be deemed given to the Contractor in accordance with the conditions of the Contract. The Agent shall not be replaced without the specific approval of the Project Manager.</p> <p>It is to be a specific condition of this Contract that the successful Tenderer shall provide on Site throughout the period of construction until the Date for Practical completion a suitably qualified, experienced and competent person to ensure that the works are carried out to the standard required by the specification and detailed on the Drawings; and shall ensure that upon any termination of employment a suitable replacement is found.</p> <p>Before the Tenderer's offer is accepted the Project Manager may personally interview the Contractor's proposed Representative.</p> <p>A curriculum vitae of past experience and qualifications must be provided for the Project Manager's scrutiny. The Project Manager's decision will be final regarding the suitability of the proposed Representative.</p>	
	Total carried to Collection	

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ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>SAFETY</u> The Contractor shall comply at all times with the requirements of the Factory Act (Cap 514), Building Construction Rules, Supplement 18, Legal Notice No.40 dated April, 1984 and ensure that the safety of his workpeople and authorised visitors to the Site is protected at all times. In particular there shall be proper provision of planked footways and guard-rails to scaffolding, etc., protection against falling materials and tools and the Site shall be tidy and clear of dangerous rubbish.</p> <p>The Project Manager shall be empowered to suspend work on the Site should he consider these conditions are not being observed, and no claim arising from such suspension will be allowed.</p>	
B.	<p><u>PROTECTIVE CLOTHING</u> The Contractor shall provide all protective or any other special clothing or equipment for his employees that may be necessary.</p> <p>This shall include, inter-alia, safety helmets, gloves, goggles, earmuffs, gumboots, overalls, etc., according to the type of work. The Contractor shall ensure that safety helmets are worn by all staff at all times.</p>	
C.	<p><u>PROVISIONAL SUMS</u> The term "Provisional Sum" wherever used in these Bills of Quantities shall have the meaning stated in Section A Item A6(i) of the Standard Method of measurements Such sums are net and no addition shall be made to them for profit.</p>	
D.	<p><u>ADJUSTMENT OF PROVISIONAL SUMS</u> In the final account all provisional sums shall be deducted and the value of the work properly executed in respect of them upon the Project Manager's order added to the contract sum. Such work shall be valued as described for variations in condition No. 30 of the conditions of contract, but should any articles for the work be executed by a Nominated Sub-Contractor, or any articles for the work be supplied by a Nominated Supplier, the Value of such work or articles shall be treated as a P.C. sum and profit and attendance comparable to that contained in the priced Bills of Quantities for similar items added.</p>	
Total carried to Collection		

ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>PRIME COST (OR P.C.) SUMS</u></p> <p>The term "Prime Cost Sum" or "P.C. Sum" wherever used in these Bills of Quantities shall have the meaning stated in Section A item A67(ii) of the Standard Method of Measurements</p> <p>Persons or firms Nominated to execute the work or to provide and fix materials or goods as stated in the Conditions of Contract are described herein as Nominated Sub-Contractors. Persons or firms so nominated to supply goods or materials are described as Nominated suppliers.</p>	
B.	<p><u>ADJUSTMENT OF P.C. SUMS</u></p> <p>In the final account all P.C. sums shall be deducted and the amount properly expended upon the Project Manager's order in respect of each of them added to the contract sum. The Contractor shall produce to the Project Manager such quotation, invoices or bills properly receipted as may be necessary to show the actual details of the sums paid by the contractor.</p> <p>Items of profit upon P.C. sums shall be adjusted in the final account prorata to the amount paid.</p> <p>Items of Attendance following P.C. Sums shall be adjusted prorata to the physical extent of the work executed (not prorata to the amount paid) and this shall apply though the Contractor's Bills shows a percentage in the rate column in respect of them.</p> <p>Should the Contractor be permitted to tender and his tender be accepted for any work which a P.C. sum is included in these Bills of Quantities, profit and attendance will be allowed at the same rate as it would if the work were executed by a Nominated Sub-Contractor.</p>	
Total carried to Collection		

ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>MATERIALS AND WORKMANSHIP</u></p> <p><u>GENERALLY</u></p> <p>All materials shall be new unless otherwise directed or permitted by the Project Manager and in all cases where the quality of goods or materials is not described or otherwise specified, is to be the best quality obtainable in the ordinary meaning of the word "best" and not merely a trade signification of that word.</p> <p>All materials and workmanship shall, unless otherwise specified or described, conform to the appropriate British Standard Institution specification current at the date of tender.</p> <p>The Contractor shall order all materials to be obtained from overseas immediately after the Contract is signed and shall also order materials to be obtained from local sources as early as necessary to ensure that such materials are on Site when required for use in the Works.</p> <p>The Contractor shall be responsible for and shall replace or make good at his own expense any materials lost or damaged.</p> <p>The Works throughout shall be executed by skilled workmen well versed in their respective trades.</p>	
B.	<p><u>REJECTED WORKMANSHIP OR MATERIALS</u></p> <p>Any workmanship or materials not complying with the specific requirements or approved samples or which have been damaged, contaminated or have deteriorated, must immediately be removed from the Site and replaced at the Contractor's expense, as required.</p>	
C.	<p><u>PROPRIETARY MATERIALS</u></p> <p>Where proprietary materials are specified herein-after the contractor may propose the use of materials of other manufacture but equal quality for approval by the Project Manager.</p> <p>All materials and goods, where specified to be obtained from a particular manufacturer or supplier are to be used or fixed strictly in accordance with their instructions.</p>	
Total carried to Collection		

ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>SAMPLES</u></p> <p>The Contractor shall furnish within the first two weeks of site take over and before work commences and at his own cost, any samples of materials or workmanship that may be called for by the Project Manager for his approval or rejection, and any further samples in case of rejection until such samples are approved by the Project Manager and such samples, when approved, shall be the minimum standard for the work to which they apply. Such approved samples shall be mounted on a sample board erected on site. The sample board shall be of <u>minimum size 2400x1200mm high fabricated in</u> RHS supports & framings minimum size 75x50x3mm secure from tampering with and including all necessary sample mounting bases & roof cover where required and available for quick reference during the entire period of the contract. The approved samples shall be mounted / applied using the correct methodology, edging and finish as per the bill of quantities; all to reflect the high quality workmanship that will be replicated on the permanent works.</p>	
B.	<p><u>CONCRETE TESTS</u></p> <p>Concrete test cubes, will not be required under these works; any concrete works Must be done in the presence of the Project Manager or his/her representative</p>	
C.	<p><u>OTHER MATERIAL TESTS</u></p> <p>The Contractor shall allow for providing samples of all other materials such as reinforcement bars, building sand, cement, building stone, concrete blocks, hardcore, etc, that may be requested by the Project Manager or Engineer for testing at his own costs.</p>	
Total carried to Collection		

ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>EXISTING AND ADJACENT PROPERTY</u></p> <p>The Contractor must take all steps necessary to safeguard existing and adjacent property, make good at his own expense any damage to persons or property caused thereon, and hold the Employer indemnified against any such claim arising.</p> <p>The Contractor will be held fully responsible for the safety of the existing and adjacent buildings and for any damage caused in consequence of these Works. He must reinstate all damage at his own expense and indemnify the Employer against any loss.</p> <p>The Contractor must take such steps and exercise such care and diligence as to minimise nuisance from dust, noise or any other cause to the occupiers of the existing and adjacent property.</p>	
B.	<p><u>NOMINATED SUB-CONTRACTORS AND SUPPLIERS</u></p> <p>The Contractor shall be responsible for Nominated Sub-Contractors in every respect and in particular it shall be the Contractor's responsibility to ensure that each Sub-Contractor commences and completes the work in such manner and is ready on the Site with his materials, labour and special plant at such times so as to conform with the progress Schedule, as specified previously, and so ensure satisfactory progress.</p> <p>The Contractor shall also accept liability for and bear the cost of General Attendance on Nominated Sub-Contractors.</p>	
C.	<p><u>PRIME COST RATES</u></p> <p>Where description of items include a P.C. rate per unit this rate is to cover the nett supply of the unit only. The Contractor's price must include for the cost of the unit at the rate stated, plus waste, taking delivery, storage, fixing in position, profit and overheads.</p> <p>The actual nett cost per unit will be adjusted within the Final Account against the P.C. rate stated.</p>	
Total carried to Collection		

ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>PROTECTION</u></p> <p>The Contractor shall cover up and protect from damage, including damage from inclement weather, all finished work and unfixed materials, including that of Sub-Contractors, etc., to the satisfaction of the Project Manager until the completion of the Contract, and carefully preserve all trees or bushes on or near the Site.</p>	
B.	<p><u>CLEANING</u></p> <p>The Contractor shall, upon completing of the Works, at his own expense, remove and clear away all surplus excavated materials, plant, rubbish and unused materials and shall leave the whole of the Site and Works in a clean and tidy state to the satisfaction of the Project Manager, including clearing away and making good all traces of temporary access roads, sheds camps, etc. The Contractor is to find his own dump and shall pay all charges in connection therewith.</p>	
C.	<p><u>VALUE ADDED TAX</u></p> <p>The Contractor's attention is drawn to the Finance Act 1993 and subsequent amendments thereof which requires payment by the Contractor of Value Added Tax (VAT) on construction services rendered.</p>	
Total carried to Collection		

GENERAL PRELIMINARIES



ITEM	DESCRIPTION	AMOUNT Kshs.
A.	<p><u>ENVIRONMENTAL REGULATIONS</u></p> <p>The Contractor shall observe all the requirements of the National Environment Management Authority (NEMA) and especially those conditions given in the Project's Environmental Impact Assessment Report Approved by NEMA. The Contractor shall collaborate with the Environmental Impact Assessment (EIA) expert to ensure that proposed mitigation measures are adhered to during construction phase and where necessary appropriate mending up activities undertaken and the same reported back to NEMA as required.</p>	
B.	<p><u>WATER</u></p> <p>All water shall be fresh, clean and pure, free from earthy, vegetable or organic matter, acid or alkaline substances in solution or suspension</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). The Contractor shall provide at his own expense all temporary distribution pipes, storage tanks, metres, etc., and he shall clear away same upon completion of the Works.</p>	
C.	<p><u>LIGHTING AND POWER</u></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>	
	<p><u>TEMPORARY WORKS</u></p>	
D.	<p><u>SHEDS</u></p> <p>The Contractor may if he so wish at his own costs erect and maintain ample temporary watertight sheds for the proper storage and protection of materials and remove when ordered by the Project Manager.</p>	
E.	<p><u>HOARDING</u></p> <p>The Contractor shall enclose the Site with a hoarding 2.40 metres high, with openings and gates as required, constructed of substantial timbers to approval and covered with Galvanised iron corrugated sheeting to approval.</p>	
	<p>Total carried to Collection</p>	



ITEM	DESCRIPTION	AMOUNT Kshs.
A	<p><u>WATCHING AND LIGHTING</u></p> <p>The Contractor shall provide at his own risk and cost all watching and lighting as necessary to safeguard the Works, plant and materials against damage and theft.</p>	
B	<p><u>SIGNBOARD</u></p> <p>The Signboard and lettering on same for the display of the General and Sub-Contractor's names shall be of an approved size with the Employer's name painted thereon. The Project Manager's name shall be printed in letters not exceeding 100mm in height all to the Project Manager's design. No other signboard or advertising will be permitted.</p>	
C	<p><u>STAMP CHARGES</u></p> <p>The Contractor shall allow for the payment of all Stamp Charges in connection with the Surety and Contract Agreement including County government approvals NCA and any other statutory requirements deemed necessary for the entire scope of the project.</p>	
Total carried to Collection		
<u>COLLECTION:</u>		
A	Brought forward from page BW/10	
B	Brought forward from above	
Total Preliminaries carried to Grand Summary		

OFFICE BLOCK

BUILDER'S WORKS

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ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<u>OFFICE BLOCK</u>				
	<u>ELEMENT NO. 1</u>				
	<u>SUBSTRUCTURES (ALL PROVISIONAL)</u>				
	<u>Site clearance</u>				
A	Clear site of medium size aggregates, small bushes and grub roots of small trees and cart away	559	sm		
	<u>Excavation</u>				
	<u>Over-site excavations: 100-200mm Depth, load and deposit as instructed by the project manager</u>				
B	Reducing levels; 200 mm	559	sm		
C	Excavate for strip footing trenches n.e. 1.5 m deep	160	cm		
D	Ditto; column bases ditto	152	cm		
E	Extra-over all excavation for excavating rock irrespective of class.	62	cm		
F	Level bottom of foundations to receive blinding	102	sm		
G	Return, fill-in and rum selected imported materials around foundations	237	cm		
H	Remove and cart away surplus excavated materials.	75	cm		
	<u>Diposal of water</u>				
I	Keeping all excavations free from all water including spring or running water		Item		
	<u>Planking and strutting</u>				
J	Uphold the sides of all excavations		Item		
	<u>Filling</u>				
K	Hardcore filling in making up levels, hand packed, 300mm thick in layers of 150mm maximum thickness	121	cm		
L	50mm (average) thick quarry dust blinding to surfaces of hardcore	402	sm		
	<i>Carried to Collection</i>				

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
A	<u>Antitermite treatment</u> Premise 200 SC' or other equal and approved anti-termite insecticide treatment with ten years guarantee, applied strictly in accordance with manufacturer's instructions, to tops of fill and foundation walls <u>Concrete</u> <u>Plain concrete (1:3:6) in :-</u>	402	sm		
B	50mm Blinding to foundations <u>In situ concrete; reinforced; class 20 / (20mm); 1:2:4; vibrated</u>	124	sm		
C	Strip footing	21	cm		
D	Column bases	3	cm		
E	Vertical columns	1	cm		
F	150mm thick bed <u>Reinforcement</u> <u>Bars: high yield steel; cold worked to B.S. 4461 and hot rolled to B.S. 4449 including bends, hooks, tying wire and distance blocks</u>	402	sm		
G	In assorted reinforcement of diameters 8,10 & 12) <u>Fabric; B.S. 4483</u>	2781	kg		
H	Reference A142 mesh 200 x 200 mm , weight 2.22 kgs per square meter (measured net - no allowance made for laps(including bends, tying wire and distance blocks <u>Walling</u>	402	sm		
I	200 mm thick natural stone foundation walling bedded in c/s mortar <u>Sawn formwork to insitu concrete as described:-</u>	220	sm		
J	To sides; vertical or battering of foundations, ground beams or the like	60	sm		
<i>Carried to Collection</i>					

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
A	Column bases	29	sm		
B	Vertical columns	15	sm		
C	Edges of ground floor slab; 75 to 150mm wide	106	lm		
	<u>Damp proofing</u>				
D	Polythene sheet; 1000 gauge, 200mm weltd laps (no allowance made to laps), horizontal; 1 no. layer laid on compacted quarry dust blinding	402	sm		
E	200mm wide; B.S. 743 Type A bitumen hessian base 150 mm laps (no allowance made for laps); horizontal, 1 no. layer, bedded in cement sand (1:3) mortar	284	lm		
	<u>In situ Finishings</u>				
F	14mm thick 2 No. coatwork cement sand (1:3) render; wood floated to concrete or blockwork base to walls;	48	sm		
	<u>Painting and Decorations</u>				
	<u>Prepare and apply three coats bituminous paint to:</u>				
G	Wood floated rendered plinths over 300mm girth	48	sm		
	<u>Precast concrete</u>				
H	600x600x50mm thick precast concrete slabs laid on compacted murrum bed; to fall	132	sm		
	<i>Carried to Collection</i>				
	<u>COLLECTION</u>				
	From page BW/2				
	From page BW/3				
	From page above				
	TOTAL FOR SUBSTRUCTURES CARRIED TO SUMMARY				

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<u>ELEMENT NO. 2</u>				
	<u>RC SUPERSTRUCTURE</u>				
	<u>In situ concrete; reinforced; class 20 / (20mm); vibrated:</u>				
A	Beams	15	cm		
B	Vertical columns	2	cm		
	<u>Reinforcement</u>				
	<u>Bars; high yield steel; cold worked to B.S. 4461 and hot rolled to B.S. 4449 including bends, hooks, tying wire and distance blocks</u>				
C	In assorted reinforcement of diameters (8,10 & 12)	1798	kg		
	<u>Sawn formwork to insitu concrete as described:-</u>				
D	To sides and soffits of ring beam	167	sm		
E	To side of columns; circular	30	sm		
	TOTAL FOR RC SUPERSTRUCTURE CARRIED TO SUMMARY				

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<u>ELEMENT NO. 3</u>				
	<u>WALLING</u>				
	<u>Precast concrete grade 20(12mm aggregate) including formwork, finishing fair on all exposed surfaces and hoisting and placing in position, bedding, jointing and pointing in cement and sand (1:3) mortar</u>				
A	100 x 200 mm Lintel reinforced with and including two 12mm diameter mild steel rods hooked at ends (in 2 No.)	9	lm		
B	WINDOW CILL; 250 x 50 mm extreme height; once weathered; once throated; reinforced as necessary for handling; surface fair finish 275 mm girth; bedding, jointing and pointing in cement sand (1:3) mortar	35	lm		
	<u>NATURAL STONE WALLING</u>				
C	200 mm thick approved local; chisel dressed both sides; bedding, jointing and pointing in cement sand (1:3) mortar; External	230	sm		
D	Ditto; reinforced with hoop iron at every course; ditto; Internal	138	sm		
E	Ditto; but precast concrete vent block walling; reinforced with and including hoop iron in alternate course with and including mosquito gauze	15	sm		
F	Extra over 200mm thick external walling for pointing in 10mm thick recessed horizontal and flush vertical pointing in cement and sand (1:3) mortar; one coat of bituminous paint.	223	sm		
G	150mm thick glass blocks laid in glass adhesives including all necessary accessories; all to approval	18	sm		
	TOTAL FOR WALLING CARRIED TO SUMMARY				

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<u>ELEMENT NO. 4</u>				
	<u>ROOFING CONSTRUCTION, COVERING AND RAIN WATER DISPOSAL (Provisional)</u>				
	<u>Roof covering.</u>				
	<u>Galvanized steel IT5 box profile sheets: 26 gauge; prepainted</u>				
A	Roof covering; 150mm laps on one end and one and a half corrugation side lap; and nailing to 75x50 mm celcured sawn cypress purlins (m/s) on timber trusses (m/s) at 1200mm c/c all laid to fall at 22.5 ⁰	588	sm		
	<u>Accessories, fixing as necessary to roof sheets</u>				
B	150mm dia. Half round ridge sheet	61	lm		
C	Ditto; hip sheet	10	lm		
D	600mm wide; valley sheet	25	lm		
	<u>CARPENTRY</u>				
	The following in sawn celcured cypress timber trusses, bolted connections, to detail; hoisting approx. 3.5m above ground				
E	150 x 50mm rafters	392	lm		
F	150 x 50mm ceiling joist	336	lm		
G	100 x 50mm struts and ties	382	lm		
H	100 x 50mm king post	36	lm		
	The following in sawn celcured cypress non framed timber				
I	150 x 50mm wall plate rag-bolted at 1200mm centres with 12mm diameter bolts (m/s)	125	lm		
J	200 x 50mm ridge board	61	lm		
K	150 x 50mm common rafters	392	lm		
L	Ditto; hip & valley rafters	35	lm		
M	75 x 50mm purlins	640	lm		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	Carried to Collection				
	The following in wrot cypress				
A	200 x 25mm thick fascia & barge boards	72	lm		
B	Approved t&g timber boarding; secret fixed to and including 50 x 50mm celcured wrot cypress bearers or brandering at 600mm centres	43	sm		
	Labour and material (Provisional)				
C	12mm diameter rag bolt, 200mm long complete with and including head, nut and two washers; cast into and including mortice in stone or concrete and run with cement and sand (1:3) mortar	104	No		
D	Drill 50mm thick timber to receive 12mm dia. Bolt (m/s)	104	No.		
	<u>RAINWATER DISPOSAL</u>				
	<u>24g Galvanised mild steel sheeting; all welds ground smooth</u>				
E	100 x 75mm box gutter including soldered joints in the running length fixed to fascia board with and including brackets at approved centers	42	LM		
F	Extra; for blocked ends with 75mm dia.outlet 100mm long	6	No		
G	Extra; for 75mm dia.outlet 100mm long	4	No		
H	75mm dia. rainwater downpipe fixed with and including mild steel straps at 900mm centres, plugged and screwed to wall	33	LM		
I	Extra; swanneck bend with 1135mm projection	10	No		
J	Extra; horse shoe bend	10	No		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	Carried to Collection				
	<u>Painting and Decorations</u>				
	<u>On Woodwork</u>				
	<u>Prepare and apply one zinc plumbate primer and three coats of 'CROWN SOLO' or other equal and approved super gloss oil paint to:-</u>				
A	Fascias and barge boards; 200 to 300mm girth; external	72	LM	300	
	<u>On Metal work</u>				
B	General surfaces; over 300mm girth external	12	SM	300	
C	Small pipes; external	33	LM	70	
Total carried to collection					
	<u>COLLECTION</u>				
	From page BW/7				
	From page BW/8				
	From page Above				

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	TOTAL FOR ROOFING CONSTRUCTION, COVERING AND RAIN WATER DISPOSAL CARRIED TO				
	<u>ELEMENT NO. 5</u>				
	<u>DOORS</u>				
	<u>Metal Doors</u>				
	<u>Supply, assemble and fix the following heavy gauge mild steel panel doors, primed before fixing complete with heavy duty steel hinges, handles, locking devices and other necessary fittings fixed to opening including fixing framing to concrete or masonry, making good disturbed surfaces, all to architects detail drawing.</u>				
A	Door size 2800 x 2400mm high in two equal opennable leaves	1	No.		
B	Door size 900 x 2400mm high	2	No.		
C	Supply, assemble and fix mild steel grill door size 1200 x 2400mm high comprising of 30 x 30 x 2mm thick SHS framing, and infill members: all to detail	1	No.		
	<u>Wrot hardwood framed frames and framings</u>				
D	200 x 38 mm; 4 No. labours; plugged door frame	65	lm		
E	100 x 38mm architraves with 4 No. labours	65	lm		
F	38 x 38mm quadrants with 3 No. labours	65	lm		
	<u>50mm thick mahogany pannelled, single-leave, single swing comprising 150 x 50mm top rail, 150 x 50mm stiles, 150 x 50mm middle rails, 200 x 50mm bottom rail infilled with 50mm thick solid moulded timber panels in 5 No. per leave with moulded beading around panels; edges bevelled and grooved into frames: all framed, clamped and grooved together.</u>				
G	Double door; overall size 1200 x 2400 mm high	1	No.		
	<u>45mm Thick semi-solid core flush doors to B.S 459: part 2 veneered both sides with internal Quality mahogany veneer and lipped on all edges in approved hardwood including glazed fanlight</u>				
H	Door size 900 x 2100 mm high	6	No.		
I	Door size 800 x 2050 mm high	4	No.		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<i>Carried to Collection</i>				
	<u>Iron mongery</u>				
	<u>Supply and fix the following to UNION catalogue or other equal and approved</u>				
	<i>To softwood, hardwood or the like fixing with screws</i>				
A	Five lever mortice lock complete with set lever brass handle furniture	1	No.		
B	Two lever ditto	10	No.		
C	100mm steel butt hinges	36	prs		
D	Door closer as union ref 8850 or other equal and approved	1	No.		
	<u>Door iron mongery cont'd</u>				
	<i>To concrete or blockwork; fixing with bolts; plugging</i>				
E	Rubber door stop complete with 38 mm rawl bolt	15	No.		
	<u>Painting and Decorations</u>				
	<u>On wood</u>				
	<u>Aluminium primer or other equal and approved wood primer before fixing: -</u>				
F	Backs of frame, board, etc over 100mm but not exceeding 200mm girth	130	lm		
	<u>Prepare and apply high quality clear varnish to</u>				
G	General surfaces of timber doors over 300mm girth;	58	sm		
H	Frames; over 100mm but not exceeding 200mm girth;	130	lm		
I	Frames not exceeding 100mm girth; internal	65	lm		



ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<i>Carried to Collection</i>				
	<p><u>COLLECTION</u></p> <p>From page BW / 10</p> <p>From above</p>				



ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	TOTAL FOR DOORS CARRIED TO SUMMARY				
	<u>ELEMENT NO. 6</u>				
	<u>WINDOWS</u>				
	<u>Bull-nosed burnt clay, finishing fair on all exposed surfaces and hoisting and placing in position, bedding, jointing and pointing in pigmented cement and sand (1:3) mortar</u>				
A	150 x 25mm thick clay window sill	35	lm		
B	6mm thick ceramic tiles finish to internal surfaces of window sills; 150mm girth	3	lm		
	<u>Wrot Cypress</u>				
C	150 x 25 mm thick window boards including bull-nosed edges and 25 x 25 mm bearer; plugged, counter sinking and flush pelleting.	35	lm		
	<u>Pelmet box</u>				
D	Comprising 150 x 25mm wide fascia, 2 No. 150 x 25mm ends 100mm long; 100 x 25mm blockboard top; and 50 x 25mm wrot cypress bearer; plugged	35	lm		
	<u>Curtain Tracks:</u>				
E	"Silent Gliss" Standard I-section light duty brass single curtain track screwed to soffits of timber pelmet top (m/s) with brass plated screws, one bracket runner per 75mm of rail, two end stops per length and complete accessories to	35	lm		
	<u>METAL WORK</u>				
	<u>PURPOSE - MADE UNITS</u>				
	<u>Supply, assemble and fix the following purpose-made mild steel casement windows: standard metal section from approved manufacturer complete with frames, transomes, mullions and with and including permanent ventilators comprising "T" bar, gauze and 16 gauge sheet metal hood 50mm high x 50mm projection to full width of window, coupling mullions, approved ironmongery and one coat manufacturer's primer; all welding ground to smooth finish.</u>				
	<i>Steel; for glazing with putty, lugs to two jambs, cutting and pinning to concrete or blockwork, fixing to head and sill with screws; plugging</i>				

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<i>Carried to Collection</i>				
	<u>Metal work cont'd</u>				
A	Ditto size 1200 x 1800 mm high with openable lights to detail	17	No		
B	Ditto size 750 x 800 mm high ditto	4	No		
	<u>Grills</u>				
	<u>High tensile steel burglar proof bars at 300mm cross centres horizontal and vertical: ends lugged in masonry:</u>				
C	25x25mm square tubes welded and ground smooth to approval.	40	sm		
	<u>Glazing</u>				
D	4mm Thick clear sheet glass panes over 0.1 but not exceeding 0.5 square meters; fixing with putty	40	sm		
	<u>Painting and Decorations</u>				
	<u>On Metal work</u>				
	<u>Prepare and apply three coats oil paint full gloss to Crown Solo or other equal and approved to: -</u>				
E	General window surfaces; over 300mm girth	40	sm		
F	Surfaces of metal over 300mm girth (burglar proofing	40	sm		
	<u>On wood</u>				
	<u>Aluminium primer or other equal and approved wood primer before fixing: -</u>				
G	Backs of frame, board, etc over 200mm but not exceeding 300mm girth	35	lm		
	<u>Prepare and apply three coats polyurethane clear varnish on woodwork internally</u>				
H	Frames; 200 to 300mm girth	35	lm		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<i>Carried to Collection</i>				
	<u>COLLECTION</u>				
	From page BW / 13				
	From page BW / 14				



ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	TOTAL FOR WINDOWS CARRIED TO SUMMARY				
	<u>ELEMENT NO. 7</u>				
	<u>FINISHES</u>				
	<u>Wall finishes</u>				
	<u>In situ finishes</u>				
	<u>Render: 15mm thick, 1 No. coatwork of cement and sand (1:3); wood floated to concrete or blockwork base generally to: -</u>				
A	Beams and walls; external	148	sm		
	<u>Plaster: 18mm thick, 2 No. coatwork, 15mm first coat of cement sand (1:3); 3mm second coat of cement and lime putty (1:9); steel trowelled to concrete or blockwork base generally to: -</u>				
B	Walls, beams; internal	714	sm		
	<u>Tile, Slab or Block Finishings</u>				
	<u>Approved ceramic tiles to B.S. 1281; local; white glazed wall tiles to regular or approved other pattern; bedding and jointing in cement sand (1:4) mortar, grouting with white cement</u>				
C	330x 250 x 6mm thick; butt joints straight both ways; to cement sand base (m/s) to walls internal	72	sm		
D	Plastic edging (Provisional)	46	lm		
	<u>Beds or Backings</u>				
	<u>Render: cement and sand (1:3)</u>				
E	12mm thick one coat backings; wood floated to receive ceramic tiles (m/s) to concrete or blockwork base; to walls internal	72	sm		
	<u>Painting and decorations</u>				
	<u>Prepare and apply one undercoat and three coats of first quality silk vinyl paint to: -</u>				
F	Plastered surfaces	862	sm		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<i>Carried to Collection</i>				
	<u>Floor finishes</u>				
	<u>Terrazo with approved coloured aggregates.</u>				
A	40mm thick terrazo floor finish coloured and polished to approval with plastic dividing strips (m/s) forming an approved pattern with and including screed backing.	29	sm		
B	100mm wide skirting; rounded junction with wall finish, coved junction with floor finish.	8	lm		
C	PROVISIONAL: 25 x 3mm plastic dividing strips cut to lengths and set vertically to screed to form margins	32	lm		
	<u>Tile Finishings</u>				
	<u>Approved granito tiles; non slip floor tiles to regular or other approved pattern: bedding and jointing in cement sand (1:4) mortar; grouting with matching cement</u>				
D	600 x 300 x 10mm thick; butt joints both ways; to cement sand base (m/s); to floors level; internal	373	sm		
E	100 mm thick skirting; straight junction with wall and floor finish.	229	lm		
	<u>Backings</u>				
F	28mm thick one coat backings; wood floated to receive ceramic tiles (m/s) to concrete or blockwork base; to floors level; internal	373	sm		




ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
<i>Carried to Collection</i>					
<u>Ceiling finishes</u>					
<u>Cornice</u>					
A	Moulded cornice; or any other equal and approved cornice	251	lm		
<u>Ceiling finishes cont'd</u>					
<u>Approved sawn softwood; second grade; pressure impregnated.</u>					
B	50 x 50mm brandering	742	lm		
C	50 x 50mm ditto; plugged	710	lm		
<u>Softboard: chipboard</u>					
D	12mm thick V-jointed chipboard ceilings secretly nailed to brandering; all to approval	373	sm		
<u>T&G timber boarding</u>					
E	T&G timber boarding to brandering to approval	29	sm		
<u>Painting and decorations</u>					
<u>Prepare and apply one undercoat and three coats of first quality plastic emulsion paint to: -</u>					
F	Softboard ceiling surfaces	373	sm		
<u>Knot. prime. prepare and apply two coats of polyurethane clear varnish to "Crown Solo" or equal and approved</u>					
G	T&G surfaces	72	sm		
<i>Carried to Collection</i>					
<u>COLLECTION</u>					
From page BW / 16					
From page BW / 17					
From page Above					



ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	TOTAL FOR FINISHES CARRIED TO SUMMARY				
	<u>ELEMENT NO: 8 FIXTURES AND FITTINGS</u>				
	KITCHEN				
	PLINTH				
A	1:3:6 mass concrete concrete as described in 100mm thick high plinth in kitchen	3	SM		
B	VRC class(20/20)mix 1:2:4 as described in 100mm thick kitchen worktops	3	SM		
C	32mm cement sand (1:4) screed trowelled hard and smooth and finished with cement grout as described in surface finish to surface of plinth	3	SM		
	Granite work tops				
	<i>10mm thick Polished granite slab ground smooth fixed to:</i>				
D	Worktops	3	SM		
E	Extraover for forming sinks / basin hole	1	NO		
	<u>Medium Density Fibre boards</u>				
	<u>The following in 25mm thick MDF boards, veneered on one side with Mahogany veneer and hardwood lipped on all edges as described</u>				
F	Averaging 1100 mm high x 550mm deep low level kitchen cabinets complete with all necessary framing, ironmongery, doors, and the like	4	LM		
G	Ditto; high level ditto	4	LM		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
TOTAL FIXTURES AND FITTING CARRIED TO SUMMARY					
<u>SOFT LANDSCAPING & WORKING DRAWINGS</u>					
<u>Site Clearance and Excavations</u>					
A	Clear the site of all unwanted wastes including existing unwanted plant materials and boulders and excavate oversite commencing from ground level, average 200 mm deep top soil to remove all turf, weeds and any deleterious materials; including carting away all arising wastes, raking and fine levelling of the ground.	300	SM		
<u>Application of Manure</u>					
B	Supply approved red soil and farm yard manure, mix thoroughly (ratio 4:1) and spread the mixture over all areas to be landscaped; Average depth =150mm.	25	CM		
C	Allow for application of DPN fertiliser	25	KG		
<u>INSTALLATION OF GRASS (GRASSING):</u>					
<u>Supply, plant, water, weed and tend well undermentioned grass species till full establishment (6months). Grass should also be rolled with a light weight roller to even out 'bumpy' areas. This should be carried out one to two weeks after installation</u>					
D	i) Pennisetum clandestinum (Kikuyu grass) sprigs planted at 100 X 100mm.	300	SM		
<u>INSTALLATION OF GROUNDCOVERS:</u>					
<u>Pits excavation for Groundcovers</u>					
E	Excavate circular pits, average 300mm diameter, commencing at existing ground level but not exceeding 0.5 metres depth average 350mm deep.	12	CM		
<u>Planting of Groundcovers (Approx.)</u>					
<u>Supply, plant, weed, water and tend well under-mentioned Assorted species of groundcovers till full establishment;</u>					
<u>Small Groundcovering Plants</u>					
F	<i>Kalanchoe thrysiflora</i>	50	NO		
G	<i>Sedum ribrotinctum</i>	10	NO		
H	<i>Euphorbia milli</i>	60	NO		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	Total carried to Collection				
	<u>Planting of Groundcovers (cont'd)</u>				
	<u>Supply, plant, weed, water and tend well under-mentioned Assorted species of groundcovers till full establishment;</u>				
	<u>Small Groundcovering Plants</u>				
A	<i>Opuntia cactus (Desert cactus)</i>	10	NO		
B	<i>STONE PLANTS (Sedum spp)</i>	5	NO		
	<u>Supply, plant, weed, water and tend well under-mentioned Assorted species of groundcovers till full establishment;</u>				
	<u>Large Groundcovering Plants</u>				
C	<i>Bougainvillia rosenka</i>	150	NO		
D	<i>Pennisetum setaceum (White pennisetum)</i>	10	NO		
E	<i>Aloe spp</i>	20	NO		
	<u>INSTALLATION OF TREES/LARGE SHRUBS:</u>				
	<u>Pits excavation -</u>				
F	Excavate pits,1000x1000mm, commencing at existing ground level but not exceeding 1.5 metres depth aver. 1000mm deep .	17	CM		
	<u>Planting of Trees/Large Shrubs</u>				
	<u>Supply, plant, weed, water and tend well undermentioned trees/large shrubs till full establishment and support the same with strong bamboo stakes, adequate in thickness for each tree (generally between 30mm and 50mm diameter);</u>				
G	<i>Phoenix robelinii</i>	20	NO		
H	<i>Thevetia thevetioides</i>	50	NO		
I	<i>Callistemon viminalis</i>	50	NO		
J	<i>Arobaini tree spp</i>	50	NO		

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	Total carried to Collection				
	<u>OTHER REQUIREMENTS :</u>				
	<u>River washed stone/rocks for Rock Garden</u>				
A	Supply of river washed stones/rocks of varied sizes (between 0.5 to 1.0 Metres) and arrange them to form a rock garden as directed on site by the pm	15	CM		
	<u>Suppy of Sand for top-dressing lawns</u>				
B	Supply of clean sand for top-dressing of lawns.	7	CM		
	<u>Top-dressing of lawns</u>				
C	Apply a top-dressing of clean sand to all grassed or lawn areas (depth of 12.5mm) and rake over all lawns to fill any uneven patches. Top-dressing is to be carried out 2 to 3 weeks after installation or after lawns have fully established.	143	SM		
	<u>Working Drawings</u>				
D	Allow for preparation and approval of final set of working drawings in A1 size; using the attached drawings; all by a registered Architect & registered Structural Engineer including all necessary county government's approvals within the first two (2No.) weeks after contract signing		ITEM		
	Total carried to Collection				
	<u>COLLECTION:</u>				
	Brought forward from page BW/20				
	Brought forward from page BW/21				
	Brought forward from above				

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	TOTAL FOR LANDSCAPING CARRIED TO SUMMARY			KSHS.	
	<u>SUMMARY</u>				
ELEMENT NO.	TITLE		PAGE NO.	K.SHS.	
1	SUBSTRUCTURE (ALL PROVISIONAL)		BW / 4		
2	RC SUPERSTRUCTURE		BW / 5		
3	WALLING		BW / 6		
4	ROOF CONSTRUCTION		BW / 9		
5	DOORS		BW / 12		
6	WINDOWS		BW / 15		
7	FINISHES		BW / 18		
8	FIXTURES AND FITTINGS		BW / 19		
9	LANDSCAPING		BW / 22		



ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	TOTAL FOR OFFICE BLOCK CARRIED TO GRAND SUMMARY				

PRIME COST SUMS



PRIME COSTS SUMS

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Allow for the following PRIME COST SUMS for works to be executed by a nominated sub-contractor or as may be directed by the project manager				
	Electrical Installation				
A	Kenya Shillings THREE HUNDRED FIFTY THOUSAND (KShs. 350,000.00) only		ITEM		350,000
	Allow for profits		%	10%	35,000
	Allow for Attendance		ITEM		
	Plumbing, Internal Drainage & Fire fighting installations				
B	Kenya Shillings FOUR HUNDRED THOUSAND (KShs. 400,000.00) only		ITEM		400,000
	Allow for profits		%	10%	40,000
	Allow for Attendance		ITEM		
	Air conditioning & Mechanical Ventilation				
C	Kenya Shillings FOUR HUNDRED FIFTY THOUSAND (KShs.450,000.00) only		ITEM		450,000
	Allow for profits		%	10%	45,000
	Allow for Attendance		ITEM		
	Total P.C sums carried to Grand Summary				



GRAND SUMMARY



**PROPOSED CONSTRUCTION OF AN OFFICE BLOCK AT
LODWAR GENERATION STATION - TURKANA COUNTY**

GRAND SUMMARY

BILL NO.	DESCRIPTION	Page No.	CONTRACTOR'S USE		OFFICIAL USE	
			K.SHS.	CTS.	K.SHS.	CTS.
1	General Preliminaries	BW / 3				
2	BUILDER'S WORKS	BW / 22				
3	P.C. & Provisional Sums	PC / 2				
	SUB-TOTAL 1					
	Add: VAT 16%					
	GRAND TOTAL	K.SHS.				

Amount in words:

Kenya Shillings

.....

.....

Contractors Name, Address

.....

Contractors Stamp, Sign & Date

.....

Witness Name, Address & Date

.....

APPENDIX 1



[Handwritten signature]

Scale



