

**CONFIDENTIAL**

**TENDER No.:**



# **COUNTY GOVERNMENT OF MIGORI**

**TENDER DOCUMENT**

## **BILLS OF QUANTITIES**

**AND**

**SPECIFICATIONS**

**FOR**

**PROPOSED CONSTRUCTION OF VETC BUILDING - PHASE 1**

**(BUILDING & CIVIL WORKS)**

**AT**

**KADERA KUOYO - NORTH SAKWA**

**PREPARED BY:**

QUANTITY SURVEYOR  
DEPARTMENT OF PUBLIC WORKS  
MIGORI COUNTY,  
P.O BOX 164-40400,  
**SUNA - MIGORI**

SIGN \_\_\_\_\_

**DIRECTOR, PUBLIC WORKS**

SIGN \_\_\_\_\_

**CHIEF OFFICER, PUBLIC WORKS**

**FEBRUARY' 2026**

GENERAL PRELIMINARIES

Item	Description	Amount
	<p><b><u>GENERAL AND PARTICULAR PRELIMINARIES</u></b></p>	
	<p><b><u>GENERAL MATTERS</u></b></p>	
A.	<p><b><u>EQUIPMENT</u></b>                      The Contractor shall make available on site as and when required by the Architect a modern and accurate level together with levelling staff, Ranging rods and one 30 metre metallic measuring tape.</p>	
B.	<p><b><u>VALUE ADDED TAX (VAT)</u></b>                      The Contractor's attention is drawn to the Legal Notice in the Finance Act part 3 Section 21(b) operative from 1st September, 1993 which requires Payment of VAT on all contracts. The Contractor should therefore include an allowance in his rates and prices for VAT and any other Government taxes and levies currently in force.</p>	
C.	<p><b><u>WITHHOLDING VALUE ADDED TAX</u></b>                      The tenderer is advised that in accordance with Government public notice No.35 &amp; 36 dated 11th September 2003 operational from 1st October 2003, withholding VAT will be levied against the contract sum by the Employer and remitted to the Commissioner of VAT through all interim certificates. It should however be noted that this is not additional tax but a new mode of payment for VAT, any excess payment will be refundable once the Contractor has submitted his monthly returns to the Commissioner of VAT who will do the refunds when he is satisfied that the VAT regulations have been complied with.</p>	
D.	<p><b><u>WITHHOLDING INCOME TAX</u></b>                      The tender is advised that in accordance with Government regulations withholding Tax will be levied against the total contract sum by the Employer and remitted to the Commissioner of Income Tax; through all interim and final certificates. It should however be noted that this is not an additional Tax; but it is an advance payment of Income Tax which will be refundable once the Contractor has submitted his annual returns to the Commissioner of Income Tax; who will do the refunds when he is satisfied that all the income tax regulations have been complied with.</p>	
E	<p><b><u>SUFFICIENCY OF TENDER</u></b>                      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 which rates and prices shall cover all his obligations under the contract and all matters and things necessary for the proper execution, completion and maintenance of the works. Any items left unpriced by the Contractor in the Bills of Quantities shall be deemed to have been included within the rates of the other priced items</p>	
F	<p><b><u>INSURANCE</u></b>                      The contractor shall insure as required by clause 30 of the conditions of contract in Tender document "A". No payment on account for the work executed will be made to the Contractor until he has satisfied the Architect either by production of an Insurance Policy or an insurance certificate that the provisions of the Insurance Clauses have been complied with in all respect and payment for premiums made as necessary.</p>	
	<p><b>Carried to Summary</b></p>	

GENERAL PRELIMINARIES

Item	Description	Amount
<p><b>A</b></p>	<p><b><u>BOND OR SECURITY DEPOSIT.</u></b>                      The Contractor will be required to furnish a Bond from approved and well reputed Bank in a sum equal to 10% of the Contract sum, using the standard form of Bond provided. Alternatively the Project Manager may at his discretion, accept a security deposit in cash in lieu of the Bond. The deposit is to be of the same amount as the Bond. No payment on account for the work executed will be made to the Contractor until he has submitted the performance Bond to the Architect duly signed, sealed and stamped from an approved Bank.</p> <p><b><u>B. WATER AND ELECTRICITY SUPPLY FOR THE SITE AND THE WORKS</u></b>                      The Contractor shall provide at his own cost and risk all necessary water, electric light and power required for use in the works. The Contractor must make his own arrangements for connections to the nearest suitable water and electricity main and for metering the same. He must also provide temporary storage tanks and meter as required at his own cost and clear away when no longer required and make good on completion to the entire satisfaction of the Architect. The Contractor shall pay all charges in connection therewith. No guarantee is given that sufficient water will be available from the main and the Contractor, must make his own arrangements for augmenting this supply at his own cost if necessary.</p> <p><b><u>C SANITATION OF THE WORKS FOR WORKERS</u></b>                      The sanitation of the works shall be arranged and maintained by the Contractor to the satisfaction of the Government and/or Local Authorities and the Architect. roof, sides and partitions. The site of the latrine shall be agreed with the Architect and the works shall not be commenced before the sanitary accommodation has been approved by the Architect and the Authorities. The Contractor will be required to pay all conservancy charges and employ adequate sweepers on the site to ensure clean maintenance and daily disinfecting of the latrines upon completion of the works. The latrines and any temporary drain shall be removed and all works and surfaces disturbed made good and whole area disinfected and left clean and free from pollution all to the satisfaction of Architect and local authorities.</p> <p><b><u>D MATERIALS AND WORKMANSHIP</u></b>                      All materials and workmanship used in the execution of the works shall be of the quality and description herein described unless otherwise stated. Samples of all materials proposed to be permanently incorporated in the works must be submitted to the Architect for his approval before the bulk of the materials are delivered to the site. The contractor shall be responsible for ordering all materials as early as necessary to ensure that such materials are on the site as and when required for the works.</p> <p><b><u>E STORAGE OF MATERIALS</u></b>                      The Contractor shall provide at his own cost where directed on the site weather proof lock-up sheds for the safe storage and custody of materials for the works including sub-contractor's materials and for the use of workmen engaged thereon and shall remove such sheds and make good damaged or disturbed surfaces upon completion to the satisfaction of the Architect. No material shall be stored or stocked on suspended slabs without the prior approval of the Architect. Materials stored off-the-site shall not be paid for unless the Architect has given a written approval for the storage away from the site.</p> <p><b><u>F SITE FACILITY FOR THE CONSULTANTS</u></b>                      Allow a provisional sum for the establishment of a site coordination office / space for the design team complete with furniture and rack for drawings and work program to be expended to the discretion of the design Architect and Engineer</p>	<p>300,000.00</p>
	<p><b>Carried to Summary</b></p>	

**GENERAL PRELIMINARIES**

<b>Item</b>	<b>Description</b>	<b>Amount</b>
<b>A.</b>	<p><b><u>LABOUR</u></b>                      Unless the Architect otherwise agrees, the Contractor is to recruit locally all his unskilled labour and as much as possible of his skilled labour.</p>	
<b>B.</b>	<p><b><u>NOTICES</u></b>                      For notices to be served under the conditions of contract:- The Contractor shall notify the Architect an address where notice may be served upon him or in the event of his failing to do so. Notices shall be deemed served upon the Contractor if sent by Registered post to his usual place of business or left at his office on the site.</p>	
<b>C.</b>	<p><b><u>SECURITY OF WORKS</u></b>                      The Contractor shall be entirely responsible for the security of the works, stores materials, personnel, etc., both his own and for other Nominated Contractors directly engaged by the Client in the same Works, and shall provide all necessary watching, lighting and other precautions as necessary to ensure the security and the protection of the public.</p>	
<b>D</b>	<p><b><u>REMOVAL OF RUBBISH</u></b>                      The Contractor is to remove all rubbish from the site from time to time and as instructed by the Architect and leave the site clean and tidy on completion. Heaped soils, materials etc. Shall on completion of works be spread and levelled properly to the satisfaction of the Architect.</p>	
<b>E</b>	<p><b><u>PLANT, TOOL AND VEHICLES</u></b>                      Allow for providing all scaffolding, plant, tools and vehicles required for the proper execution of the works except for such items specifically and only required for the use of nominated sub-contractors as described herein. No timber used for scaffolding, formwork or temporary works of any kind shall be used afterwards in the permanent work.</p>	
<b>F</b>	<p><b><u>CLEANING UP</u></b>                      On completion and as necessary during the course of the works the Contractor sanitary fittings, clean out all gully and drain and leave the buildings and the entire site in a clean and habitable condition to the satisfaction of the Architect.</p>	
<b>G</b>	<p><b><u>HOARDING</u></b>                      The Contractor shall allow for providing and clearing away on completion such hoarding or fencing and access gates as may be necessary for the protection of the works and the public, all to the Architect approval and local authority requirements. The Contractor will be responsible for paying any fees or taxes in respect of hoarding. The hoarding and gates shall be painted as directed by the Architect. The Contractor shall allow for maintaining the hoarding and gates throughout the contract and clearing away and making good disturbed surfaces upon completion. All the material arising will remain the property of the Contractor and he should allow for credit against this accordingly.</p>	
<b>H</b>	<p><b><u>LOCAL AUTHORITY BY-LAWS AND CHARGES</u></b>                      The Contractor shall comply with all local Authorities by-laws and pay for all charges in connection therewith. The Contractor should therefore allow in his tender for such expenses.</p>	
	<b>Carried to Summary</b>	



Item	Description	Qty	Unit	Rate	Amount
	<b><u>ELEMENT NO.1</u></b>				
	<b><u>SUB-STRUCTURE</u></b>				
	<b><u>Site Clearance</u></b>				
A	Clear site of bushes, scrub, undergrowth and cut down small trees not exceeding 600mm girth and grub up roots : burn on site or load and remove from site as directed.	647	SM		
	<b><u>Excavations and Earthworks</u></b>				
	<b><u>Excavations including trimming sides and bottoms of excavations; maintaining and supporting sides; and keeping free from water, mud and fallen material; with and including destruction of termites nests within site of works, take out and destroy queens, impregnate holes and tunnels with insecticide and fill voids with approved material.</u></b>				
B	Excavate to remove top vegetable soil, 200mm thick (average); load and wheel and deposit on site as directed	647	SM		
C	Ditto to reduce level not exceeding 200 mm deepm average	647	SM		
D	Excavate trenches for strip foundation: depth not exceeding 1.50m commencing from stripped level.	158	CM		
E	Excavate for column bases; commencing from stripped level; not exceeding 1.50m deep	159	CM		
F	Extra over all excavations for excavating in rock, irrespective of class	16	CM		
	<b><u>Return, fill and ram</u></b>				
G	Approved excavated materials around columns and sub-walls: backfill, water and compact in 150 mm layers; selected excavated materials.	187	CM		
	<b><u>Load and Cart Away</u></b>				
H	Load, wheel and cart away from site surplus excavated material and deposit in approved dumping area	130	CM		
	<b><u>Planking and strutting</u></b>				
J	Allow for upholding and supporting sides of excavations including any necessary plunking and strutting	1	ITEM		
	<b><u>Disposal of water</u></b>				
K	Remove stagnant water and maintain all substructural works free from water by any means necessary including pumping, baling, etc.	1	ITEM		
	<b>Carried to collection</b>				-

Item	Description	Qty	Unit	Rate	Amount
<b><u>Concrete works</u></b>					
<u>50mm plain concrete blinding class 15 (1:4:8) to:</u>					
A	50 mm Thick mass concrete to column bases	105	SM		
B	Ditto under strip footing	110	SM		
<b><u>Vibrated reinforced concrete class 25/20 in:-</u></b>					
C	Column bases	37	CM		
D	Starter Columns	6	CM		
E	Strip foundation footing	21	CM		
F	125 mm Thick slab	480	SM		
<b><u>Reinforcement</u></b>					
<u>Assorted Steel work reinforcement: Deformed high-yield steel ribbed bars reinforcement to KS 2712:2017 for cutting, bending, hoisting and fixing including all necessary tying wires, distance blocks, spacers, templates and stools in;</u>					
G	Columns	700	KG		
H	Strip footing	1891	KG		
J	Column bases	3301	KG		
<b><u>Formwork</u></b>					
<u>Sawn formwork: to</u>					
K	Vertical sides: columns	72	SM		
	Ditto; column bases	98	SM		
	Ditto; strip footing	70	SM		
L	Edges of slab exceeding 75mm but not exceeding 150mm high	93	LM		
<u>BRC Fabric mesh reinforcement Ref. A142 laid in concrete surface bed with minimum 150mm side and end laps (measured nett - no allowances made for laps: including bends tying wire and distance blocks) - Allow for laps and connection to existing mesh reinforcement.</u>					
M	To floor slab	480	SM		
<b><u>Walling</u></b>					
<u>Quarry dressed natural stone walling bedded in cement and sand mortar (1:3) including reinforcing with hoop iron ties every alternate course.</u>					
N	200mm Thick walling	306	SM		
<b><u>Hardcore</u></b>					
P	300mm Thick hardcore filling in making up levels; laid, well levelled and compacted in 150 mm thick (maximum) layers	480	SM		
<b>Carried to collection</b>					

Item	Description	Qty	Unit	Rate	Amount
A	<p><b><u>Blinding</u></b> 50mm Thick approved quality murrum blinding to surfaces of hardcore, rolled smooth.</p>	480	SM		
B	<p><b><u>Anti-termite treatment</u></b> Termidor 25EC Anti-termite chemical treatment, or other equal and approved anti-termite insecticide: applied by approved professional pest control specialist</p>	480	SM		
C	<p><b><u>Damp Proof Membrane</u></b> 1000 Gauge polythene sheet damp proofing membrane laid over hardcore bed, laid in minimum 150mm side laps; (measured nett - no allowances made for laps) - Allow for laps</p>	480	SM		
D	<p><b><u>Plinth Finish</u></b> 16mm Thick cement/sand (1:3) render to plinth; wood float finish</p>	28	SM		
E	Approved bituminous paint to rendered plinths.	28	SM		
<b>Carried to collection</b>					
<p><u>COLLECTION</u> From page 1</p> <p>From page 2</p> <p>From above</p>					
<b>TOTAL FOR SUBSTRUCTURES CARRIED TO SUMMARY</b>					

Item	Description	Unit	Qty	Rate	Amount
	<b><u>ELEMENT NO. 2</u></b> <b><u>REINFORCED CONCRETE SUPERSTRUCTURE</u></b>				
	<b><u>Insitu concrete: class 25/20 : vibrated : reinforced</u></b>				
A	Steps	m <sup>3</sup>	1		
B	Beams (First floor slab levels)	m <sup>3</sup>	32		Excluded
C	Columns	m <sup>3</sup>	22		Excluded
D	150 mm Thick suspended Slab (First Floor)	m <sup>2</sup>	470		<i>Excluded</i>
	<b><u>REINFORCEMENT</u></b>			-	-
	<u>Reinforcement to BS 4449:1997 , Grade 460B high strength type 2 Ribbed bars with proof stress of 460 N/mm2; Including all necessary cutting, bending fixing and provision of spacer blocks and stools to S.E's detail</u>			-	-
E	Assorted Steel Bars of all sizes	Kg	14940		Excluded
	<b><u>FORMWORK</u></b>			-	-
	<b><u>Sawn formwork : to</u></b>			-	-
F	Vertical sides and soffits of beams	m <sup>2</sup>	176		Excluded
G	Ditto : Columns	m <sup>2</sup>	150		<i>Excluded</i>
H	Soffits of suspended slabs	m <sup>2</sup>	470		<i>Excluded</i>
J	Edges of suspended slabs not exceeding 225 mm girth	m	90		<i>Excluded</i>
				-	-
	<u>Element No. 02: Reinforced Concrete Superstructure</u>				
	<u>Total Carried to Summary</u>				-

Item	Description	Unit	Qty	Rate	Amount
	<b><u>ELEMENT No 2</u></b> <b><u>STAIRS &amp; STAIRCASE FINISHES</u></b>				
	<b><u>In situ concrete : class 25/20 : vibrated : reinforced</u></b>				
A	Steps	m <sup>3</sup>	1.0		<i>Excluded</i>
B	175 mm Thick landings	m <sup>2</sup>	6		<i>Excluded</i>
C	175 mm Thick waists ; sloping	m <sup>2</sup>	19		<i>Excluded</i>
D	Beams; Staircase	m <sup>3</sup>	1		<i>Excluded</i>
	<b><u>Reinforcement to BS 4449:1997 , Grade 460B high strength type 2 Ribbed bars with proof stress of 460 N/mm2; Including all necessary cutting, bending fixing and provision of spacer blocks and stools to S.E's detail</u></b>				
E	Assorted Steel work reinforcement	Kg	638		<i>Excluded</i>
	<b><u>Sawn formwok : to</u></b>				
F	Soffits of landings	m <sup>2</sup>	6		<i>Excluded</i>
G	Sloping soffits of stairs/waist	m <sup>2</sup>	19		<i>Excluded</i>
H	Vertical edge of risers/landings : over 150 but not exceeding 225mm high	m	18		<i>Excluded</i>
J	Sides of beams	m <sup>2</sup>	2		<i>Excluded</i>
K	Vertical edge of open string 350mm (extreme) wide : cut to profile of treads and risers	m	18		<i>Excluded</i>
					-
	<b><u>Element No. 02: Stairs &amp; Staircase Finishes</u></b>				
	<b><u>Total Carried to Summary</u></b>				-





Item	Description	Qty	Unit	Rate	Amount	
	<b>SECTION 03</b>					
	<b><u>PRIME COSTS &amp; PROVISIONAL SUMS</u></b>					
	<b><u>Project Supervision and Management</u></b>					
1	Allow a provisional sum of Kenya shillings Three Hundred and Fifty Thousand (Kshs. 350,000/-) only for Project management and supervision		SUM		350,000	
	<b><u>Plumbing and Drainage Works</u></b>					
2	Allow a provisional sum of Kenya shillings Four Hundred Thousand (Kshs. 400,000/-) only for Plumbing works		SUM		400,000	
	<b><u>Electrical Works</u></b>					
3	Allow a provisional sum of Kenya shillings Five Hundred and Fifty Thousand (Kshs. 550,000/-) only for Electrical conduits and wiring		SUM		550,000	
	P.C & PROVISIONAL SUMS					
	TOTAL TO MAIN SUMMARY PAGE					1,300,000

