

CONTRACT

Between

**THE PROJECT MANAGEMENT COMMITTEE AND THE
CONTRACTOR**

FOR

**THE CONSTRUCTION OF 1 NO CLASSROOM
AT
BARA PRIMARY SCHOOL**



①

SECTION 1

CONTRACT AGREEMENT

ARTICLES OF AGREEMENT MADE THE 12th day of OCTOBER 2021.

BETWEEN BARA PR. SCHOOL.

(Hereinafter called "The Project Management Committee") of the one part and WADU
CONSTRUCTION COMPANY LTD.

of (or whose office is situated at) SAYONA PLANA (KSM) (hereinafter called "The Contractor") of the other part.

WHEREAS the Project Management Committee is desirous of having 1 Classroom Constructed and its supporting infrastructure (hereinafter called the Works) constructed in accordance with the drawings and specifications approved by the Public Works Office and in accordance with the General Information at Section 2 and the General Conditions of Contract at Section 3.

AND WHEREAS the Contractor has submitted his offer dated 12th day of OCT 2021.

Offering to complete and maintain the Works upon the said conditions and in accordance with the Drawings and Specifications.

AND WHEREAS the Project Management Committee has accepted the Contractor's offer conveyed in the said tender.

NOW IT IS HEREBY AGREED AS FOLLOWS:



(1) For the consideration hereinafter mentioned, the Contractor shall complete and maintain the Works subjected to the said Conditions of Contract and in accordance with the Drawings and Specifications.

(2) The Project Management Committee will pay the Contractor the sum of (Kshs) 1,292,000(One million two hundred and ninety two thousand only)

Payment schedule

1. Superstructure	Kshs 361,160
2. Walling	Kshs 221,850
3. Roofing.....	Kshs 165,610
4. Finishes.....	Kshs 252,300
5. Doors/Windows.....	Kshs 31,080
6. Signage	Kshs 40,000
7. Commissioning	Kshs 20,000
8. Contingency.....	Kshs 50,000
9. Electrical works	Kshs 50,000
10. Documentation	Kshs 20,000
11. Public works.....	Kshs 50,000
12. PMC	Kshs 30,000
Totals	<u>Kshs 1,292,000</u>

(5)

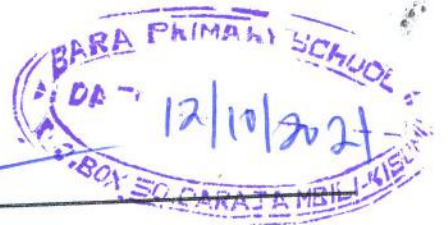


IN WITNESS hereof the parties have signed in the presence of the subscribing witness,

Signed for and on behalf of the Project Management Committee by:

Ramadhan Omwenda
PMC Secretary

[Signature]



In the presence of:

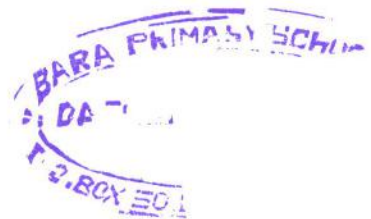
Charles Nicholas Ondito ~~Charles Nicholas Ondito~~
PMC Chairman

MAYORCE ONDRITO [Signature]
Contractor

In the presence of:

F.A.M

ELI SAH A. WASSAN
NG CDF CHAIRMAN

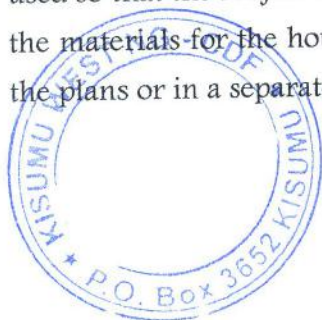


ELI SAH A. WASSAN

SECTION 2

GENERAL INFORMATION

- 2.1 This draft of a contract between the Project Management Committee and the Contractor is intended to be used for the completion of Classrooms Constructed which are within the scope of the Building Guidelines. Buildings outside the scope of the Building Guidelines are more complicated and any agreement between the Project Management Committee and the Contractor should be made using the standard agreements drafted by the major architectural and engineering institutions of the Kenya.
- 2.2 A standard contract for the Administration Block will contain drawings and specifications as approved by the Public Works Office, General Conditions for the execution of the Works which include the renovation itself.
- 2.3 This draft assumes that:
- 2.3.1 A person (the Project Management Committee) wishes to construct a building and has purchased or owns land suitable for the construction of a building.
- 2.3.2 A designer has been engaged by the Project Management Committee to draw up plans for the building.
- 2.3.3. The plans drawn are in accordance with the requirements of the Public Works Office and the relevant Regulations in all respects, and include adequate information on items such as the structure of the building, electricity, plumbing, septic tank, drainage, water cistern and guttering, access roadways, landscaping and descriptions of the materials to be used. The contractor will be required to plant 100 assorted seedlings as an environmental factor and to maintain the plants for the period the works will be on-going.
- 2.3.4 The plans include adequate information (specifications) on the materials to be used so that the Project Management Committee or the Contractor can purchase the materials for the house. Such descriptions or specifications can be noted on the plans or in a separate document.



7



2.3.5 The plans have been approved by the Projec2.3.6 The plans have been approved by the Public Works Office.

2.3.7 The designer, the Project Management Committee or the Project Management Committee's representative will be required to inspect the construction to ensure that the Contractor carries out the work in accordance with the plans approved by the Public Works Office

2.3.8 The Contractor will be asked by the Project Management Committee to provide a price for completing the building in accordance with the approved plans and the price will include all material tools and equipment and labor needed to complete the buildings including all interior and exterior Works, unless the Project Management Committee decides in writing that certain parts of the Works will not be carried out by the Contractor.

2.4 The agreement between the Project Management Committee and the Contractor will not be in force until the Public Works Office has approved the plans for the construction of the building.



SECTION 3

STANDARD CONDITIONS OF CONTRACT

3.1 Commencement of the works

3.1.1 Date of signing of the contract: 12/ OCT / 2021

3.1.2 Date of occupying the site by the Contractor: 19/ OCT / 2021

3.2 Date of completion of the Works: 19/ 01 / 2022

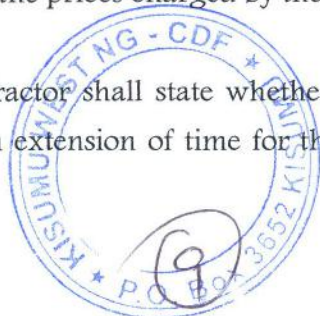
3.3 Minimum number of workmen on the site: 4 people.

3.4 Variations and alterations

3.4.1 The Project Management Committee has the right to request the Contractor to carry out all variations and alterations from the plans and specifications provided that such alterations and variations have been approved by the Public Works Office in accordance with the controlling legislation.

3.4.2 The Contractor shall price such variations and alterations within a reasonable amount of time of the receipt of the requests by the Project Management Committee to do so. Work shall not be carried out on the alterations and variations until the Project Management Committee and the Contractor have agreed to the prices charged by the Contractor for such work.

3.4.3 The Contractor shall state whether the alterations or variations requested will lead to an extension of time for the completion of the Works and he/she shall



of the Works.

3.7.4 The Project Management Committee and the Contractor shall inform each other in writing when there is a change of the persons authorized to represent them for the construction of the Works.

3.7.5 All instructions from the Project Management Committee or his/her representative shall be given to the Contractor or his/her representative in writing.

3.8. Payment schedule.

The Project Management Committee shall pay to the Contractor the following percentages of the total cost of the contract for the Works as agreed upon between the Contractor and the Project Management Committee.:

3.8.3 Upon completion of the interior works such as:

IN WITNESS hereof the parties have signed in the presence of the subscribing witness,

Signed for and on behalf of the Project Management Committee by:

Ramadhan Omwendo
PMC Secretary



In the presence of:

PMC Chairman

MARCE ONDEYO
Contractor

In the presence of:

F.A.M

ELIJAH AKOMO WERE
NG CDF CH



ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	PROPOSED 1NO CLASSROOM BLOCK (ALL RATES INCLUSIVE OF VAT)				
	<u>ELEMENT NO. 1</u>				
	<u>SUBSTRUCTURES (ALL PROVISIONAL)</u>				
	<u>Site clearance</u>				
A	Clear the site off grass, shrubs and all vegetation; cart away as directed	138	sm	25/-	3450/-
B	Excavate vegetable soil average 200mm deep and cart away as directed	138	sm	50/-	6900/-
	<u>Excavation</u>				
C	Excavate over site to reduce levels commencing from stripped level average 300mm deep and spread on site av. 10 meters away	32	cm	100/-	3200/-
D	Excavate for strip foundation starting from reduced level not exceeding 1.50 meters deep and cart away as	86	cm	150/-	12900/-
E	Extra over excavation for excavating in rock.	2	cm	600/-	1200/-
F	Return, fill-in and rum selected excavated material	103	cm	150/-	15450/-
G	Remove and cart away from site surplus excavated material as directed	18	cm	200/-	3600/-
	<u>Disposal of water</u>				
H	Keeping all excavations free from all water including spring or running water	1	Item	3000/-	3000/-
	<u>Planking and strutting</u>				
I	Uphold the sides of all excavations	1	Item	3000/-	3000/-
	<u>Filling</u>				
J	Hardcore filling in making up levels exceeding 250mm thick, depositing and compacting in layers of 125mm maximum thickness	93	sm	500/-	46500/-
K	50mm thick murrum blinding to surfaces of fill	93	sm	120/-	11160/-
	Carried to collection				110,360

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<u>SUBSTRUCTURES (ALL PROVISIONAL) CTD</u>				
	<u>Anti-termite treatment</u>				
A	TERMIDOR' or other equal and approved insecticide with a ten-years guarantee to surfaces of fill and tops of foundations	93	sm	100/-	9300/-
	<u>Concrete</u>				
	<u>In situ concrete; reinforced; class 20 / (20mm); vibrated</u>				
B	Foundations in trenches irrespective of thickness	3	cm	9500/-	28500/-
C	100mm thick bed	93	sm	950/-	88350/-
	<u>Bars; high yield steel; cold worked to B.S. 4461 including bends, hooks, tying wire and distance blocks</u>				
D	12mm bars	103	kg	150/-	15450/-
E	8mm bars	70	kg	150/-	10,500/-
F	BRC A142 mesh laid with laps	93	Sm	250/-	23 250/-
	Carried to collection				175,350

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<u>Sawn formwork to insitu concrete as described:-</u>				
A	To sides; vertical or battering of strip foundations.	28	Sm	200/-	5600/-
B	Edges of ground floor slab; 75 to 150mm wide	34	Lm	100/-	3400/-
	<u>Walling</u>				
C	200mm thick approved local natural stone; roughly squared to foundation walling; bedding and jointing in cement sand (1:3) mortar	50	Sm	750/-	37500/-
	<u>Damp proofing</u>				
D	Polythene; 1000 gauge, 150mm laps (no allowance made to laps), horizontal; 1 no. layer laid on murrablinding	93	sm	150/-	13950/-
E	200mm wide; B.S. 743 Type A bitumen hessian base 150 mm laps (no allowance made for laps); horizontal, 1no. layer, bedded in cement sand (1:3) mortar	30	lm	200/-	6000/-
	<u>Insitu finishings</u>				
F	14mm thick 2 No. coatwork cement sand (1:3) render; wood floated to concrete or blockwork base to walls; external	20	sm	200/-	4000/-
	Prepare and apply three coats black bituminous paint on:-				
G	Rendered plinths, externally.	20	sm	250/-	5000/-
Carried to collection					75,450

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<p><u>COLLECTION</u></p> <p>From page C</p> <p>BW/1From page C</p> <p>BW/2From page C</p> <p>BW/3</p>				
TOTAL FOR SUBSTRUCTURES CARRIED TO SUMMARY					361,160/=

ITEM	DESCRIPTION	QTY	NIT	RATE	K.SHS
	<u>ELEMENT NO. 2</u>				
	<u>SUPERSTRUCTURES</u>				
	<u>Insitu concrete; reinforced; class 20 / (20mm); vibrated</u>				
A	Beams	3	Cm	9500/-	28500/-
	<u>Reinforcement</u>				
	<u>Bars; high yield steel; cold worked to B.S. 4461 including bends, hooks, tying wire and distance blocks</u>				
B	Off assorted bars	250	Kg	150/-	37500/-
	<u>Sawn formwork to insitu concrete as described:-</u>				
C	To sides and soffits of Beams	33	sm	200/-	6,600/-
	<u>WALLING</u>				
	<u>NATURAL STONE WALLING</u>				
D	200 mm thick dressed approved stone walling in cementsand(1:3) mortar(kedowa)	85	Sm	1500/-	127,500/-
E	Ditto gable walling	13	Sm	750/-	9750/-
F	75mm diameter hollow section steel tube approx. 3600mm high; 600mm haunched in concrete and rest above	4	No	3000/-	12000/-
TOTAL FOR SUPERSTRUCTURE CARRIED TO SUMMARY					221,850

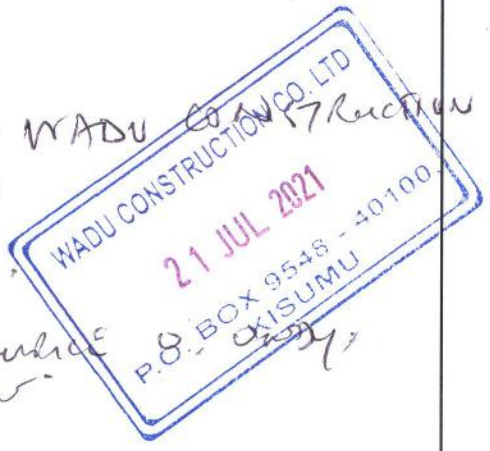
ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	<u>ELEMENT NO.3</u>				
	<u>ROOFING</u>				
	<u>Galvanized corrugated Sheet roofing(MRM): 30 gauge: Pre-painted</u>				
A	Roof covering not exceeding 45 ⁰ from horizontal; fixing to timber structure (m/s) with roofing nails and neoprene washers J bolts nuts neoprene washers and caps.	111	Sm	500/-	55,500/-
	<u>Accessories, fixing as necessary to roof</u>				
B	Ridge cap	10	Lm	640/-	6400/-
	<u>CARPENTRY</u>				
	<u>The following in sawn celcured cypress</u>				
C	100 x 50mm sawn cypress tie beam	75	Lm	80/-	6000/-
D	100 x 50mm rafters	74	Lm	80/-	5920/-
E	100 x 50mm wall plate rag-bolted at 1200mm centres with 12mm diameter bolts (m/s)	27	Lm	80/-	2160/-
F	100 x 50mm king posts	14	Lm	80/-	1120/-
G	75 x 50mm sawn cypress struts	77	Lm	80/-	6160/-
H	75 x 50mm sawn cypress purlins	76	Lm	50/-	3800/-
I	200 x 25mm thick fascia board	43	Lm	100/-	4300/-
J	Prepare and apply 3 coats of approved emulsion paint to isolated surfaces of ditto	43	Lm	150/-	6450/-
K	150mm diameter PVC gutters fixed with clips at 500mm centres maximum	12	Lm	450/-	5400/-
L	75mm diameter plastic downpipes	6	Lm	400/-	2400/-
M	Supply and fix 10,000 Ltr water tank as ROTO(Light blue) with all necessary plumbing works and concrete base -fixed with three hand washing points	1	No	60,000/-	60,000/-
	TOTAL FOR ROOF				165,610

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
	ELEMENT NO. 4				
	<u>DOORS/WINDOWS</u>				
	<u>STEEL DOORS</u>				
A	Steel casement doors overall size 1200 x 2700mm	1	No	4500/-	4500/-
B	Rubber door stop complete with 38 mm rawl bolt	2	No.	340/-	680/-
	<u>Painting and Decorations</u>				
	<u>Prepare and apply three coats oil paint full gloss to Crown Solo or other equal and approved to: -</u>				
C	General surfaces of steel doors; over 300mm girth internal <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>	10	sm	150/-	1500/-
D	Window overall size (1500x1400)mm high with 2 no. openable full plate gauge 16mm perforated at the top to provide ventilation and air circulation	3	No	4500/-	13500/-
E	Window overall size (1500x1200)mm high with 2 no. openable full plate gauge 16mm perforated at the top to provide ventilation and air circulation	2	No	3800/-	7600/-
F	General surfaces of steel windows	22	Sm	150/-	3300/-
<u>TOTAL FOR DOORS/WINDOWS</u>					<u>31,080/-</u>

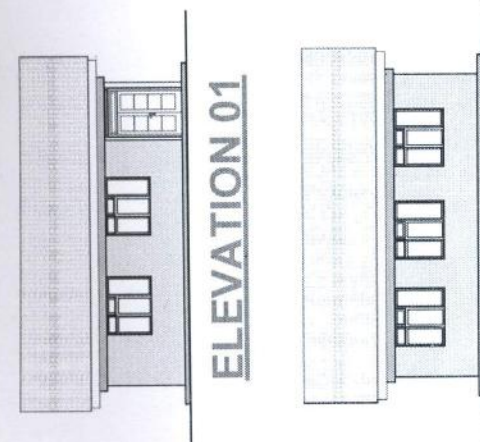
1 NO. CLASSROOM

ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
<u>ELEMENT NO. 6- FINISHES</u>					
<u>Wall finishes</u>					
<u>Plaster: 12mm thick 2 No. coatwork, 9mm first coat of cement sand (1:6); 3mm second coat of cement and lime putty (1:10); steel troweled to concrete or blockwork base generally to: -</u>					
A	Walls; internal	120	Sm	200/-	24000/-
B	Extra over horizontal pointing in 10mm thick rod in cement and sand (1:3) mortar to external wall	95	Sm	150/-	14250/-
C	3200x1500mm wide, 25mm thick blockboard plugged to concrete or blockwork complete with 50x25mm thick chamfered frame all round; 3 coats of black bituminous paint	2	No	250/-	500/-
<u>Prepare and apply three coats of first quality plastic emulsion paint to: -</u>					
D	Plastered walls and beams	120	sm	250/-	30000/-
E	chalk board with chanfer 50x50mm at the edge;	10	sm	250/-	2500/-
<u>Floor finishes</u>					
F	24 mm thick screed backing to receive terrazzo(m.s)	93	Sm	200/-	18600/-
G	16mm thick polished terrazzo to ditto including plastic dividing strips	93	Sm	1000/-	93000/-
H	Skirtings; 100mm wide with rounded junction with wall finish and straight junction with floor finish	47	Lm	850/-	39950/-
I	Allow for steps/ramps construction as will be instructed	1	ITEM	20000/-	20000/-
<u>Paving slabs</u>					
J	600x600mm cast in situ paving slab including sub base preparations	10	sm	950/-	9500/-
TOTAL FOR FINISHES					252300/-

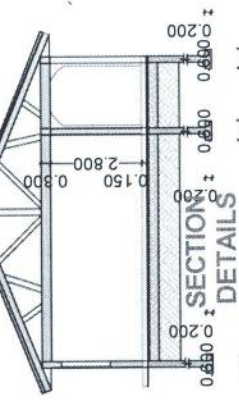
ITEM	DESCRIPTION	QTY	UNIT	RATE	K.SHS
<u>BUILDERS WORKS SUMMARY PAGE</u>					
1	PRELIMINARIES				
2	SUBSTRUCTURES			361,160/-	361,160/- ✓
3	FRAME/WALLING				221,850/- ✓
4	ROOFING				165,610/- ✓
5	DOORS/WINDOWS				81,080/- ✓
6	FINISHES				252,300/- ✓
SUB TOTAL: BUILDERS WORK (2 NO.)					1,032,000
<u>PC SUMS</u>					
	Allow Kshs. 50,000 for project supervision				50,000/- ✓
	Allow Kshs.20,000 for documentation				20,000/- ✓
	Allow Kshs. 30,000 For P.M.C				30,000/- ✓
	Allow Kshs. 50,000 for electrical conduiting & wiring				50,000/- ✓
	Allow for Kshs. 40,000 for signage				40,000/- ✓
	Allow Kshs. 50,000 for contingency sum to be spent in whole or part as shall be instructed				50,000/- ✓
	Allow Kshs.20,000 for commissioning of project				20,000/- ✓
TOTAL					
Tenderer's Name:- WADU CONSTRUCTION LTD					
Signature:- <i>[Signature]</i>					
Date:- 21/7/21					
Witness:- Maurice					
Signature:- <i>[Signature]</i>					
Date:- 21/7/21					
TOTAL FOR 1 NO CLASSROOM CARRIED TO FORM OF TENDER					1,292,000/-



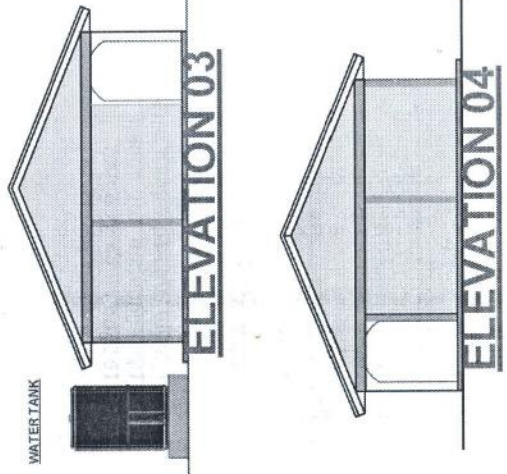
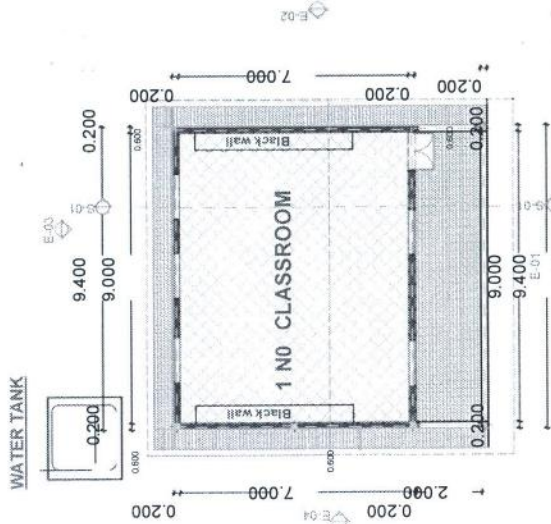
Disbursed 1.3



ROOFING NOTES 2
 roofing slope 22.5 Deg
 pre-painted 30 gauge iron sheets on
 100x50mm trussed rafters with
 75x50mm purlins
 100x50mm tie beam
 100x50mm wall plate.



FOUNDATION NOTES.
 150mm thick rc slab on 500 gauge dpm
 on 50mm well rumped murrum blinding
 treated with anti-termite insecticide
 on 300mm well arranged hardcore layer
 on stable surface.



NOTES

- This drawing is protected under the copyright act and cannot be used or reproduced in part or whole without written consent from the architect.
- Read only figured dimensions.
- All construction works to comply with the latest BS standards codes of practice, Local Authority By-Laws and the regulations.
- P.V. devices permanent ventilation and must be provided above all doors and windows where indicated or shown.
- All walls less than 200mm thick to be reinforced with hoop iron at every alternate course.
- Water Meter to be 300mm above G.L.
- D.P.C. denotes one layer of bituminous felt to be provided under all walls atleast 150mm above ground level.
- All reinforced concrete works to structural engineers design and specifications.
- Provide one row of 800 x 800 x 50mm ft. pre-cast or in situ concrete paving slabs around the building as stipulated unless otherwise stated.
- Contractors must verify all dimensions and levels on site before commencement of works. Any discrepancies must be reported to the Architect before work is put in hand.
- All levels shown are finished levels unless otherwise stated.
- Depth of foundation trenches to be at a min. of 750mm below reduced ground level.
- All pipes and services to be at a min. of 450mm below reduced ground level.

REF.	QTY	UNIT	DESCRIPTION
W1	1800 X 1400	5	STEEL CASEMENT
REF.	DOORS SCHEDULES		DESCRIPTION
D1	1200 X 2700	1	STEEL DOORS

Project: **1 NO CLASSROOM**

Client: **KSM/WEST /NG-CDF**

Drawing title: _____

Job No: **11-101** Owners signature: _____

Drawing No: **ISRAEL** Drawn: **ISRAEL**
111.224.244.222 Email: israhel@west101@gmail.com

Scale: **1:100 OR AS SHOWN** Date: **MARCH 2020**

Designer: _____ Checked: _____ 1:0