



REPUBLIC OF KENYA

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING AND URBAN DEVELOPMENT  
State Department for Housing and Urban Development

ADDENDUM 5

EXTENSION OF SUBMISSION DATE AND AMENDMENT OF TENDERS

This is in reference to tender advertisement appearing in The Standard on 13<sup>th</sup> March 2024, the Star Newspapers on 14<sup>th</sup> March 2024 and the State Department's Website and as amended in Addendum 4 dated 30<sup>th</sup> April 2024 for the following tenders:

No.	Project Name	Tender No.	Approx. No of Units	Category
1.	Proposed Construct + Finance of a Proposed AHP Project in Nyali Estate, Nyali Constituency in Mombasa County with associated infrastructure	MLPWHUD/SDHUD/AHP/331/2023-2024	2, 000 units	Open Tender
2.	Associated Social Amenities and Infrastructure for the Proposed AHP Project in Nyali Estate, Nyali Constituency, Mombasa County (Addition of Market, Commercial Centre, and School)	MLPWHUD/SDHUD/AHP/332/2023-2024	-	Open Tender
3.	Proposed Construct + Finance of a Mixed Use AHP Development in Githunguri Town, Githunguri Constituency, Kiambu County with associated infrastructure	MLPWHUD/SDHUD/AHP/333/2023-2024	2, 000 units	Open Tender
4.	Proposed Construct + Finance of a Mixed Use AHP Development in Muguga Agri City, Kikuyu Constituency, Kiambu County with associated infrastructure	MLPWHUD/SDHUD/AHP/334/2023-2024	2, 000 units	Open Tender
5.	Proposed Construct + Finance of a Mixed Use AHP Development in Gatanga, Gatanga Constituency, Murang'a County with associated infrastructure	MLPWHUD/SDHUD/AHP/335/2023-2024	2, 000 units	Open Tender
6.	Proposed Construct + Finance of Proposed Eldoret Railway City Affordable Housing and Mixed-Use Development in Eldoret Town, Uasin Gishu County	MLPWHUD/SDHUD/AHP/336/2023-2024	2, 000 units	Open Tender
7.	Proposed Construct + Finance of Proposed Kitale Prison Staff Accommodation in Kitale Town, Trans Nzoia County	MLPWHUD/SDHUD/AHP/337/2023-2024	2, 000 units	Open Tender

8.	Proposed Construct + Finance of Proposed Kabete Constituency Social Protection Accommodation in Kiambu County	MLPWHUD/SDHUD/AHP/338/2023-2024	2, 000 units	Open Tender
9.	Proposed Construct + Finance of Proposed Ngong Veterinary Affordable Housing and Mixed-Use Development in Ngong Town, Kajiado County, Phase I	MLPWHUD/SDHUD/AHP/339/2023-2024	2, 000 units	Open Tender
10.	Proposed Construct + Finance of Proposed Construction of a Mixed Use AHP Development in Bahati, Nakuru County with associated infrastructure, Phase II	MLPWHUD/SDHUD/AHP/340/2023-2024	2, 000 units	Open Tender
11.	Proposed Construct + Finance of Proposed Bungoma Smart City Affordable Housing and Mixed-Use Development in Bungoma Town, Bungoma County	MLPWHUD/SDHUD/AHP/341/2023-2024	2, 000 units	Open Tender
12.	Proposed Construct + Finance of Proposed Alupe University Student's Accommodation in Busia Town, Busia County	MLPWHUD/SDHUD/AHP/342/2023-2024	1, 000 units	Open Tender
13.	Proposed Construct + Finance of Proposed Technical University of Kenya (TUK) Student's Accommodation in Nairobi, Nairobi City County	MLPWHUD/SDHUD/AHP/343/2023-2024	2, 000 units	Open Tender
14.	Proposed Construction of Makuyu AHP Project, Makuyu Constituency, Murang'a County with associated infrastructure	MLPWHUD/SDHUD/AHP/344/2023-2024	320 units	Open Tender
15.	Proposed Construction of Chuka PW AHP Project, Chuka Igambang'ombe Constituency, Tharaka Nithi County with associated infrastructure-	MLPWHUD/SDHUD/AHP/345/2023-2024	320 units	Open Tender
16.	Proposed Construction of Chuka Technical and Vocational College Student Village, Chuka Igambang'ombe Constituency, Tharaka Nithi County with associated infrastructure-	MLPWHUD/SDHUD/AHP/346/2023-2024	560 units	Open Tender
17.	Proposed Construct + Finance of Proposed Construction of a Mixed Use AHP Development in Milimani Phase 2 Kakamega County with associated infrastructure	MLPWHUD/SDHUD/AHP/347/2023-2024	2,000 units	Open Tender
18.	Proposed Construct + Finance of Proposed Construction of a Mixed Use AHP Development in Nyahururu Town, Laikipia County with associated infrastructure	MLPWHUD/SDHUD/AHP/348/2023-2024	2,000 units	Open Tender
19.	Proposed Construct + Finance of Proposed Construction of a Mixed Use AHP Development in Lanet, Nakuru County with associated infrastructure	MLPWHUD/SDHUD/AHP/349/2023-2024	2,000 units	Open Tender

An addendum is hereby issued amending the tenders as follows:

- 1. Extension of submission date from Friday 10<sup>th</sup> May, 2024 at 9.00am to Friday 17<sup>th</sup> May, 2024 at 9.00am (East African Time)**
- 2. Replacement of the tender documents with revised tender documents.**
- 3. Adjustment of the development cost (all-inclusive for the built-up structures and all the external works) from Kshs. 40,000 to Ksh. 42,000 per square metre.**
- 4. Change of the payment model as indicated below:**

Milestone	Description	Payment as a percentage of Contract sum (Column C)	Retention	Advance	Advance Recovery	Cumulative	Estimated Value of Works Executed before payment of Milestone in Column C
	Advance Payment		-1%	10%		9.00%	
1 <sup>st</sup>	Completion of substructure	15%	-2%			22.50%	20%
2 <sup>nd</sup>	Completion of superstructure	20%	-2%		-4.50%	36.00%	35%
3 <sup>rd</sup>	Partial completion of finishes	25%	-3%		-4.50%	54.00%	75%
4 <sup>th</sup>	Issuance Practical completion certificate and occupation certificate	40%	-4%			90.00%	100%
5 <sup>th</sup>	Defect Liability Period (DLP)	0%	10%			100%	-
	Total	100%					100%

- 5. A pre-tender conference shall be held on Monday 13<sup>th</sup> May, 2024 at Ardhi House 6<sup>th</sup> Floor Boardroom, 1<sup>st</sup> Ngong Road Avenue, from 10.00am**
- 6. An advance payment of 10% of the Contract sum may be issued as prescribed in the revised tender document.**
- 7. The 10% retention monies can be released at practical completion upon application by the Contractor as prescribed in the revised tender document.**

**Head Supply Chain Management Services  
For: The Principal Secretary  
State Department for Housing and Urban Development.  
P.O. Box 30119 -00100 NAIROBI, KENYA**

**Dated: 8<sup>th</sup> May, 2024**