



KENYA INDUSTRIAL RESEARCH AND DEVELOPMENT INSTITUTE

THE PROPOSED PHASE 2 WORKS FOR THE PROPOSED RESEARCH, TECHNOLOGY AND INNOVATION LABORATORIES AND RELATED INFRASTRUCTURE ON PLOT L.R. NO. 209/5811, DUNGA ROAD, SOUTH 'B', NAIROBI

FINANCIAL PROPOSAL

LIFTS & ESCALATOR INSTALLATION WORKS

TENDER REF NO: KIRDI 07/1/2025/2026

Client

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SUBMISSION DATE: 06TH MARCH 2026, 11.00AM

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TECHNICAL SPECIFICATION AND BILLS OF QUANTITIES FOR LIFTS & ESCALATOR INSTALLATION WORKS

PART A: GENERAL SPECIFICATION OF MATERIALS AND WORKS

1.1 GENERAL

This specification is to be read in conjunction with any other information herein issued with it. Bills of quantities and schedule of unit rates shall be the basis of all additions and omissions during the progress of the works.

1.2 STANDARD OF MATERIALS

Where the material and equipment are specifically described and named in the Specification followed by approved equal, they are so named or described for the purpose of establishing a standard to which the contractor shall adhere.

Should the contractor install any material not specified herein before receiving approval from the proper authorities, the Engineer shall direct the contractor to remove the material in question immediately. The fact that this material has been installed shall have no bearing or influence on the decision by the Engineer.

All materials condemned by the Engineer as not approved for use, are to be removed from the premises and suitable materials delivered and installed in their place at the expense of the Contractor. All materials required for the works shall be from branded manufacturers, and shall be new and the best of the respective kind and shall be of a uniform pattern.

1.3 WORKMANSHIP

The workmanship and method of installation shall conform to the best standard practice. All work shall be performed by a skilled tradesman and to the satisfaction of the Engineer. Helpers shall have qualified supervision.

Any work that does not in the opinion of the Engineer conform to the best standard practice will be removed and reinstated at the contractor's expense.

Permits, Certificates or Licenses must be held by all tradesmen for the type of work; in which they are involved where such permits, certificates or licenses exist under Government legislation.

1.4 PROCUREMENT OF MATERIALS

The contractor is advised that no assistance can be given in the procurement or allotment of any materials or products to be used in and necessary for the construction and completion of the work.

Contractors are warned that they must make their own arrangements for the supply of materials and/or products specified or required. Where necessary, advance payment shall be granted as stipulated in the Appendix to Instruction to Tenderers clause 9 page A/17

1.5 RECORD DRAWINGS

These diagrams and drawings shall show the completed installation including sizes, runs and arrangements of the installation. The drawings shall be to scale not less than 1:50 and shall include plan views and section.

The drawings shall include all the details which may be useful in the operation, maintenance or subsequent modifications or extensions to the installation.

Three sets of diagrams and drawings shall be provided, all to the approval of the Engineer.

One coloured set of line diagrams relating to operating and maintenance instructions shall be framed and, mounted in a suitable location.

1.6 REGULATIONS AND STANDARDS

All work executed by the contractor shall comply with the current edition of the “Regulations” for the Electrical Equipment of Buildings, issued by the Institution of Electrical Engineers, Electric Power Act, Kenya Bureau of Standards (KBS), Institution of Electrical Engineers (I.E.E) Wiring Regulations, Current recommendation of CCITT and CCIR, and with the Regulations of the Local Electricity Authority and the Communications Commission of Kenya (CCK)

Where the sets of regulations appear to conflict, they shall be clarified with the Engineer.

1.7 SETTING OUT WORK

The contractor, at his own expenses, is to set out works and take all measurements and dimensions required for the erection of his materials on site; making any modifications in details as may be found necessary during the progress of the works, submitting any such modifications or alterations in detail to the Engineer before proceeding and must allow in his tender for all such modifications and for the provision of any such sketches or drawings related thereto.

1.8 TESTING ON SITE

The contractor shall conduct during and at the completion of the installation and, if required, again at the expiration of the maintenance period, tests in accordance with the relevant section of the current edition of the Regulations for the electrical equipment of buildings issued by the I.E.E of Great Britain, the Government Electrical Specifications No. 1 and No.2, Electric Supply Company’s By-Laws, Communications Commission of Kenya (CCK) requirements or any other supplementary Regulations as may be produced by the engineer.

Any faults, defects or omissions or faulty workmanship, incorrectly positioned or installed parts of the installation shall be rectified by the contractor at his own expense.

Where the two sets of regulations appear to conflict, they shall be clarified with the Engineers. All materials used shall comply with relevant Kenya Bureau of Standards Specification.

1.9 SETTING OUT WORK

The sub-contractor at his own expenses; is to set out works and take all measurements and dimensions required for the erection of his materials on site; making any modifications in details as may be found necessary during the progress of the works, submitting any such modifications or alterations in detail to the Engineer before proceeding and must allow in his Tender for all such modifications and for the provision of any such sketches or drawings related thereto.

PART B: SPECIFICATIONS FOR LIFT INSTALLATIONS

GENERAL SPECIFICATIONS FOR LIFTS INSTALLATION WORKS

The works entail Completion of Installation, Testing and commissioning the following partially installed Lifts and escalators with the following specifications:

- i. 2No.: 1150kg, 15-person passenger lift with 21 stops.
- ii. 2No.: 1150kg, 15-person passenger lift with 20 stops.
- iii. 1No. 1000kg, 13-person passenger lift with 21 stops
- iv. 1No.2500kg goods lift 21 stops
- v. 1No.2000kg goods lift 7 stops.
- vi. 4No.1000mm step width escalator for indoor usage. Floor to floor height of 5100mm high for each escalator, Installed parallel for upward downward direction

All the lifts and escalators are already on site.

1.0 REGULATIONS

All Apparatus and materials supplied and work carried out shall comply with the provisions of the following documents: -

- (a) The latest Edition of I.E.E Regulations
- (b) The Kenya Power and Lighting Co. Ltd By-laws
- (c) The Electric Power Act and the Rules made there under.
- (d) EN81 and C.P 407 (1972)
- (e) The requirements of the Chief Inspector of Factories for the Kenya Government, Factories Act Chapter 514 SECTION 30. The contractor shall avail all the certificates.
- (f) Any other regulations governing lift installations in Kenya

1.0 BUILDER'S WORK BY LIFT CONTRACTOR

A. Lifts Shaft

- (i) It shall be the responsibility of the lifts Contractor to verify the dimensions of the lifts shaft before placing any orders for importation. The Employer/employer's representative will bear neither responsibility nor liability for any approximate dimensions issued – as a guide to the Contractor.
- (ii) The lifts Contractor shall provide cut-outs for hall buttons, hall position indicators, hall lanterns, shaft ventilations and fire man's switch.

It shall be the responsibility of the lifts Contractor to provide, properly position and fix the hall buttons, hall indicators, hall lanterns, fire man's switches, door frames, sills and architraves.

- (iii) The lifts Contractor shall provide the necessary scaffolding for erection of equipment and hoarding to secure the work area from general public and maintain safety of the people and other installations in the building.

- (iv) The lifts Contractor shall provide temporary electricity supply for erection and shaft lighting, and thereafter a permanent supply from an appropriate isolator.

B. Lifts Pit

The lifts contractor shall provide and fix ladders where such facility may be required as stipulated in BS 2655, and terminal and over travel limit switches.

C. Lift Motor Room

The lifts Contractor shall provide the following in the lifts motor room:

- (i) Cut-outs for roping, safety gear ropes, selector tapes (where provided) cabling etc. in the lifts motor room floor.
- (ii) Lifting beam in the form of a rolled steel joist if required.
- (iii) General lighting cable ducts and conduits and power and ventilation equipment.

D. Access

The lifts Contractor shall provide stairway access with lockable doors to the lifts motor room. On the outer side of the door shall be written in red letters:

“DANGERS 415 VOLTS – LIFT MOTOR ROOM – NO UNAUTHORISED PERSON ALLOWED INSIDE”

E. Builder's Work

The lifts Contractor shall provide for:

- (i) All chasing, shaft ventilation and making good
- (ii) All drilling and plugging of holes in floors, walls, ceiling and roofs for security services, and for equipment requiring screw or bolt fixing.
- (iii) Any purpose made fixing brackets

1.0 FIREMAN'S SWITCH FOR THE LIFTS

A fireman's control switch shall be provided in the down terminal floor, main entrance lobby. The Fireman's switch shall be of the type approved by the Engineer.

Operation of the Fireman's switch shall stop the lift car on the next landing but without opening the car and landing doors and immediately return the lift to the ground floor irrespective of any other calls and park lift with doors open. The car will then become in-operative with the exception of the 'Fireman's Lift' which shall operate in answer to the car buttons until only the fireman's switch is reset.

1.0 EMERGENCY ALARM SYSTEM

An emergency alarm system in the form of an intercom shall be installed between the car, the motor room, and the reception desk on the ground floor.

The alarm system shall be clearly labeled "Emergency Alarm". On pushing an alarm button, the system should ring simultaneously in the car, motor room and the reception desk.

The lifts Contractor shall carry out the wiring in the lift car and between machine and the reception desk. The power supply for the alarm system shall be derived from a self-recharging unit.

5.0 EMERGENCY DOOR KEYS

It shall be possible to open every lift-landing door by the use of a release key whether or not the lift car is in the landing zone. The key hole shall be unobtrusive and located at high level.

1.0 CALL STATION AND OPERATING PANEL BUTTONS

The call station, distributed between the lifts on each landing, and operating panel buttons shall be micro-motion push button.

7.0 INTERFERENCE SUPPRESSION

The lift motor and auxiliary controls shall be suppressed so as not to interfere with local radio and television reception and closed circuit television or Electro mechanical equipment within the building. The suppression shall be carried out in accordance with B.S. 800 and all suppression devices incorporated shall comply with B.S. 2655.

1.0 PROTECTION PADS

The lifts Contractor shall supply one set of protective quilted cover pads to approval for passenger lift cars.

9.0 CAR EMERGENCY LIGHTING

The lift cars shall be provided with an emergency light fitting operating from a self-recharging battery unit. The emergency light will be built in the car-operating panel.

10.0 TEST

Both on completion of his work on the lifts and at the end of the guarantee period, the lifts Contractor shall carry out all the tests as required and in accordance with B.S 2655 part 7 in the presence of the Engineer and shall provide all the necessary instruments, labour and materials to do so at his cost.

Damage occurring, as a result of these tests will be made good by the Lifts Contractor to the Engineer's satisfaction at his expense.

4No. (Four) copies of the test certificates for each lift should be forwarded to the Engineer within 4 days of completion of the last test.

11.0 TRAINING

The tenderer shall provide in his tender for the training of 2No.technicians on site in the maintenance of the lifts during the dismantling, installation, testing and commissioning period.

12.0 FACTORY INSPECTION

12.1 The employer shall be entitled to have the quantity and quality of the imported lifts materials inspected by three number (3No.) engineers appointed by the Project Manager, and one (1No.) representative for the employer.

- 12.2 The said inspection shall be carried out at the factory of manufacture of the lifts materials during normal working hours and the successful tenderer shall give written notice to the Project Manager at the latest thirty (30) calendar days in advance of the date that the lifts materials are ready for inspection.
- 12.3 Travel (including ground, air travel and airport passage taxes) and full board accommodation expenses in at least a three (3) star hotel incurred by the engineers appointed by the Project Manager, and the employer's representative shall (see clause 12.1) be borne by the contractor. The contractor shall also meet out of pocket expenses for the officers at Government of Kenya rates for the duration of the factory inspection. The costs incurred shall be re-imbursed to the contractor from the provisional sum allowed in the price summary page of the Bills of Quantities.
- 12.4 The inspection period shall be five (5) working days excluding travelling time.
- 12.5 If as a result of the inspection any of the lift materials are found to be defective, the successful tenderer shall replace the defective materials and determine a new date as when a new inspection shall be performed at the expense of the contractor.
- 12.6 The successful tenderer shall only ship the lift materials after the said factory inspection.

13.0 PROTECTION AGAINST POWER/VOLTAGE FLUCTUATIONS, SURGES AND TRANSIENT CURRENTS

- 13.1 The lift equipment and all its controls shall be protected against power/ voltage fluctuations, surges and transient currents. The contractor shall provide for and install all the necessary equipment for this protection. The protective switchgear shall be verified by the Engineer during the overseas factory inspection.

14.0 INITIAL STATUTORY INSPECTION OF THE NEW LIFTS

- 14.1 The tenderer shall allow in his tender for the initial statutory inspection of the lift by an Approved Government Lift Inspector during the commissioning of the new lift, and thereafter for inspection at intervals of six (6) months periodic time during the 12 months defects liability period. One of the inspections shall be done after the expiry of the defects liability period on confirming that all the defects (if any) have been corrected by the lift contractor.
- 14.2 The employer and the contractor shall, at each inspection, each retain a copy of the lift inspection certificates while the original will be submitted to the Ministry of Labour and Human Resources Development.

15.0 INITIAL MAINTENANCE OF THE NEW LIFTS

- 15.1 The tenderer shall allow in his tender for the initial routine service maintenance of the new lift once a month during the 12 months defects liability period and shall carry out all necessary adjustments and repairs, cleaning, greasing and oiling of moving parts.
- 15.2 During the initial maintenance of the new lift, the tenderer shall also allow in his tender for all tools, instruments, plant and scaffolding and the transportation thereof, as required for the correct and full execution of these obligations and the provision, use or installation of all materials or parts which are periodically renewed such as brake linings etc., or parts which are faulty for any reason whatsoever excepting always acts of God such as storm, tempest, flood, earthquake and civil revolt, acts of war and vandalism.
- 15.3 The contractor shall also provide a 24 -hour break-down service to attend to faults on or malfunctioning of the installation between the routine visits of the defects liability period.
- 15.4 A monthly report of any works done upon the installation shall be supplied to the Engineer.

16.0 REGISTRATION OF THE NEW LIFTS

16.1 The tenderer shall allow in his tender for the registration of the new lift with the Ministry of Labour including payments of any fees that may be required. It is the responsibility of the contractor to avail the registration certificate to the client once the registration has been done.

17.0 INTERIOR LIFT CAR FINISHES

17.1 The interior lift car finishes including ceiling, floor, cabin panels, car door, landing door and architraves shall be to the Engineers approval in liaison with the Client. The approval will be within the range of the manufacturers' range of finishes in their brochures. The tenderer must therefore allow for this in their bid.

BILLS OF QUANTITIES

NOTES ON BILLS OF QUANTITIES

SPECIAL NOTES

1. The Contractor is required to check the numbers of the pages and should any be found to be missing or in duplicate or the figures or writing indistinct, he must inform the Electrical Engineer at once and have the same rectified.
2. Should the Contractor be in doubt about the precise meaning of any item, word or figure, for any reason whatsoever, or observe any apparent omission of words or figures he must inform the Electrical Engineer in order that the correct meaning may be decided upon or before the date for the submission of the Tender.
3. No liability whatsoever will be admitted nor claim allowed in respect of errors in the Contractor's Tender due to mistakes in the Bills of Quantities which should have been rectified in the manner described above.
4. The Contractor shall not alter or otherwise qualify the text of these Bills of Quantities. Any alteration or qualification made without authority will be ignored and the text of the Bills of Quantities as printed will be adhered to.
5. The Contractor shall be deemed to have made allowance in his prices generally to cover items of Preliminaries or additions to Prime Cost Sums or other items.
6. All items of measured works shall be priced in detail and tenders containing lump sums to cover traders or groups of work must be broken down to show prices for each item before they will be accepted. Lump sums to cover items of preliminaries shall likewise be broken down if so required.
7. The Copyright of these Bills of Quantities is vested in the Electrical Engineer and no part thereof may be reproduced without their express permission given in writing.
8. The Contractor is solely responsible for the accurate ordering of materials in accordance with the Drawings and Interior designer's instructions and no claims for any loss or expense will be entertained for orders for materials based upon the Bills of Quantities.
9. The Bills of Quantities must be priced in Kenya Currency, i.e. Shillings and Cents.
10. In no case will any expenses incurred by Contractors in preparation of this Tender be reimbursed.

BILLS OF QUANTITIES

1. The Bills of Quantities form part of the contract documents and are to be read in conjunction with the contract drawings and general specifications of materials and works.
2. The prices quoted shall be deemed to include for all obligations under the sub-contract including but not limited to supply of materials, labour, delivery to site, and storage on site, installation, testing, commissioning and all taxes (including **16% VAT**).
3. All prices omitted from any item, section or part of the Bills of Quantities shall be deemed to have been included to another item, section or part.
4. The brief description of the items given in the Bills of Quantities are for the purpose of establishing a standard to which the sub-contractor shall adhere to. Otherwise alternative brands of **equal** and **approved** quality will be accepted.

Should the sub-contractor install any material not specified here-in before receiving **approval** from the Project Engineer, the sub-contractor shall remove the Material in question and, **at his own cost**, install the proper material.

The grand total of prices in the price summary page must be carried forward to the **Form of Tender**.

THE PROPOSED PHASE 2 WORKS FOR THE PROPOSED RESEARCH, TECHNOLOGY AND INNOVATION LABORATORIES AND RELATED INFRASTRUCTURE ON PLOT L.R. NO. 209/5811, DUNGA ROAD, SOUTH 'B', NAIROBI

BILL OF QUANTITIES FOR INSTALLATION OF 5NO. PASSENGER LIFTS, 2NO. GOODS LIFT AND 4NO. ESCALATORS

The bidder is advised to visit and examine the Site of Works, the materials already installed and stored on site and its surroundings and obtain information that may be necessary for preparing the bid

ALL LIFTS & ESCALATORS ALREADY ON SITE AND PARTIALLY INSTALLED

RATES TO INCLUDE VAT

ITEM NO.	DESCRIPTION	UNIT	QTY	RATE KSHS.	TOTAL KSHS.
	<u>PRELIMINARIES AND GENERAL CONDITIONS</u>				
A	Provide bond as stated in the published conditions of sub-contract.	Sum			
B	Provide insurance as required in the sub contract conditions.	Sum			
C	Preparation of working drawings "As installed" record drawings.	Sum			
D	Printing of paper copies of item C above.	Sum			
E	Printing of 6 copies of commissioning reports, warranty and operation manuals	Sum			
TOTAL CARRIED FORWARD TO SUMMARY					

PASSENGER LIFTS

ITEM NO.	DESCRIPTION	UNIT	QTY	RATE KSHS.	TOTAL KSHS.
	Completion of Installation, Testing and commissioning the following partially installed Lifts:-				
A	<p><u>Passenger lift cars for research/office tower</u></p> <p>Price for complete installation and commissioning of already partially installed Lift with the following specifications: 1150kg, 15 person passenger lift with 16 stops. Lift to have main floor selector panel exterior in all lift lobbies such that a user can press/select the floor of travel before boarding the lift car at a central place. Available Shaft size - W 2700 x D 2200mm W=width, D = Depth Pit = 1500mm</p>	NO	2		
B	<p><u>Passenger lift cars for accomodation tower</u></p> <p>Price for complete installation and commissioning of already partially installed Lift with the following specifications: 1150kg, 15 person passenger lift with 15 stops. Lift to have smart cardslot on main panel in all lift lobbies for allguests. Configuration to be such that the lift will take a guest to the exact floor in which the guest's room is located once a floor has been selected by a smartcard. A master card shall be provided for maintenance lobby area. Available Shaft size - W 2700 x D 2200mm W=width, D = Depth</p> <p>The lift shall come complete with universal smartcard programmer. The same smartcard shall be used to open the door and for in the restaurants. No access shall be allowed anywhere except by the card.</p>	NO	2		
C	<p><u>Passenger lift car for VIP</u></p> <p>Price for complete installation and commissioning of already partially installed Lift with the following specifications: 1000kg, 13 person passenger lift (VIP lift) with 16 stops. Lift panel to select floor levels to be exterior to the lift, and to be located at the lift lobby</p> <p>Available Shaft size - 2100 x 2100mm</p> <p>The lift to have VIP overide switch/key on every level</p>	NO	1		
TOTAL FOR PASSENGER LIFTS CARRIED TO MAIN SUMMARY					

GOODS LIFTS

ITEM NO.	DESCRIPTION	UNIT	QTY	RATE KSHS.	TOTAL KSHS.
	Completion of Installation, Testing and commissioning the following partially installed Lifts:-				
A	<p><u>Goods lift research tower & nanolab</u></p> <p>Price for complete installation and commissioning of already partially installed Lift with the following specifications: 2500kg goods lift 16 stops.</p> <p>Available Shaft size - W 2500 x D3450mm. Lift shaft door opening 1500mm wide on front and rear. Goods lift to have automatic cascading double doors (4 cascading panels on independent tracks so that when open they are tucked behind one another and when open they form cascading layers). Special note that lift opens on both front and rear for basement 01, ground, mezzanine, first and second floor</p>	NO	1		
B	<p><u>Goods lift accomodation tower</u></p> <p>Price for complete installation and commissioning of already partially installed Lift with the following specificatins: 2000kg goods lift 15 stops.</p> <p>Available Shaft size - W 2500 x D 3100mm Shaft door opening 1500mm wide. Goods lift to have automatic cascading double doors (4 cascading panels on independent tracks so that when open they are tucked behind one another and when open they form cascading layers)</p>	NO	1		
C	Allow for suitably sized automatic voltage regulator for escalator depending on the rating of the motors	NO	2		
TOTAL FOR GOODS LIFTS CARRIED TO MAIN SUMMARY					

ESCALATORS

ITEM NO.	DESCRIPTION	UNIT	QTY	RATE KSHS.	TOTAL KSHS.
A	<p>Completion of Installation, Testing and commissioning the following partially installed Escalators:-</p> <p>1000mm step width escalator for indoor usage. Floor to floor height of 5100mm high for each escalator Installed parallel for upward downward direction with following features:</p> <ul style="list-style-type: none"> a) Possible reverse direction depending on traffic flow b) Continuous and standby operation. Escalator stops in the absence of passengers but automatically starts to 0.5m/s for approaching passengers using frequency converter. c) 30° inclination to acceptable user comfort d) Speed 0.5m/s e) Three steps/pallets at top and bottom landing f) Emergency stop button at top and bottom g) Stainless steel side cladding and outer panels h) LED downlighters on downside panels and on sides along the steps i) Safety signage mounted on stainless steel stand at each escalator landing. j) Stainless steel skirts with clear anti-friction coating k) Stainless steel hand rails l) Glass balustrade m) Fully equipped top and bottom control/inspection pit Contractor to specify the position of the main control pit 	NO	4		
B	Allow for suitably sized automatic voltage regulator for escalator depending on the rating of the motors	NO	6		
C	Allow for associated electrical works including provision of pit lighting and pit power points	item	item		
D	Any other item necessary for the completion of the works specify	item	item		
TOTAL FOR ESCALATORS CARRIED TO MAIN SUMMARY					

INSTALLATIONS AND WARRANTY

ITEM NO.	DESCRIPTION	UNIT	QTY	RATE KSHS.	TOTAL KSHS.
A	Allow for maintenance inclusive of warranty of all the lifts and escalators during the 12 months defects liability period	item	item		
B	Price for trouble shooting and possible repair of any damaged equipment already stored or installed on site.	item	item		
C	Allow for statutory inspection of the lifts on commissioning and thereafter two times during the 12 months defects liability period	item	item		
D	Any other item necessary for the completion of the works: Specify	item	item		
TOTAL FOR INSTALLATIONS AND WARRANTY CARRIED TO MAIN SUMMARY					

LIFTS COLLECTION PAGE

ITEM NO.	DESCRIPTION	AMOUNT KSHS.
	TOTAL BROUGHT FORWARD FROM:	
1	Preliminaries (Page 1)	
2	Passenger lifts (page 2)	
3	Goods lifts (page 3)	
4	Escalators (page 4)	
5	Installations and warranty (page 5)	
	TOTAL CARRIED TO FORM OF TENDER	

Total cost in words (Kenya shillings).....

Name of Tenderer.....

Address.....

Terms of Payment

Deliver Period

Warranty

Official Stamp.....

P.I.N No..... V.A.T Reg. No.....

Witness to Tenderer.....

Signature.....

Date.....