



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**

**WATERPROOFING WORKS ADDENDUM NO. 02
CLARIFICATION AND EXTENSION OF TIME**

TENDER REF NO: KIRDI 03/2026/2027

Client

Kenya Industrial Research and Development Institute (KIRDI)
Popo Road, Off Mombasa Road,
O. Box 30650-00100, Nairobi, Kenya
Tel. +254-724 214 092
Email: directorgeneral@kirdi.go.ke
Website: www.kirdi.go.ke

Architects and Project Managers

Habitech Consultants
P.O.Box 66495 – 00800
Nairobi, Kenya

Quantity Surveyors

M and M Construction Consultants
P.O.Box 4677 – 00506
Nairobi

Structural / Civil Engineers

Multiscope Consulting Engineers Ltd
P.O.Box 12012 – 00100
Nairobi

Mechanical services Engineer

EMS Consultants Ltd
P.O.Box 11743 – 00100
Nairobi

Electrical Services Engineer

Gedox Associates Ltd
P.O.Box 64441 – 00620
Nairobi

Environmental Management and Physical Planners

Prof. George N. Njuguna & Associates,
P.O. Box 26442-00504,
Nairobi.

SUBMISSION DATE: 21ST AUGUST 2026, 11:00AM

TECHNICAL BID

Kindly REMOVE and REPLACE the

following - Page 50 of 191:

Financial Report: î Audited Financial Report for the Last Three [3] years (2022,2023 and 2024)

Delete and replace with

Financial Report: î Audited Financial Report for the Last Three [3] years (2023,2024 and 2025)

FINANCIAL BID

Kindly REMOVE and REPLACE the following with the attached Bills to accommodate additional waterproofing to Lift pits, Nano pits, Water tank and Cracks on the floors: -

1. BASEMENT 01 - Page B-01/1
2. BASEMENT 02 - Page B-02/1
3. BASEMENT 03 - Page B-03/1
4. BASEMENT 04 - Page B-04/1
5. TYPICAL FLOOR & ROOF - Page TF-R/01 -TF-R/05

Item	Description	Points Scored	Max. Points
	3.1. Project completed / ongoing within the last 10 years with: For each project: 1. At least two (2) Basements (2 points) 2. 3No. Basements and above (5 points) 2No. Basements (3points) 1No. basement (2 points) Semi – basement (1 point) No Basement (zero point) 3. In relation to the above projects whose waterproofing contract sums are. • Over Kshs. 20 Million (3 points) • Over Kshs. 10 Million to Kshs.20 Million (2 points) • Kshs. 5 Million to Kshs. 10 Million (1 point) • Below Kshs. 5 Million (zero points)		
4.	Financial report: Audited financial report for the last Three [3] years (2023, 2024 and 2025) ▪ Annual Turnover greater or equal to Kenya Shillings Thirty Million (Kshs.30,000,000.00) (Max Points) ▪ Annual Turnover below Kenya Shillings Thirty Million (Kshs.30,000,000.00) but not less than Kenya shillings Fifteen Million (kshs.15,000,000.00) (Points prorated) ▪ Has not demonstrated/given evidence for turnover - (zero points) <i>NB: Bidders may provide consolidated financial statements if cash and cash equivalents are in separate project companies</i>		10

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NAIROBI**

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>BILL NO. 03</u> <u>BASEMENT 01</u> <u>ELEMENT NO.1</u> <u>R.C. SUPERSTRUCTURE</u> <u>Waterproofing</u> <u>All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope.</u> <u>Provide a written guarantee of ten (10) years to the employer (effective from the date of application) for all water proofing works measured herein in these bills from an approved sub-contractor.</u> <u>Apply 'Vandex Super' or other equal and approved high-performance crystalline waterproofing system, two-coat slurry application, to damp but saturated-surface-dry (SSD) substrate, strictly in accordance with the manufacturer's printed instructions and to the Engineer's approval.</u>				
A	Concrete and Wall surfaces <u>Expansion Joint filler</u>	1,488	M2		
B	Inject to full joint depth Microsphere-modified 100% acrylic impregnated pre-compressed foam "mastic filler" or equal and approved high-performance joint filler, all to waterproofing specialist's design, and Engineer's approval.	349	M1		
C	Supply and install non-shrink cementitious structural cover grout to repaired surfaces and adjacent slab/wall surface <u>Crack Treatment</u>	349	M1		
D	Apply cementitious crystalline waterproofing mortar comprising Portland cement, graded silica and proprietary active chemical to floor surfaces; all to Engineers' approval.	85	M1		
	TOTAL FOR BASEMENT 01 TO MAIN SUMMARY				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>BILL NO. 04</u> <u>BASEMENT 02</u> <u>ELEMENT NO.1</u> <u>R.C. SUPERSTRUCTURE</u> <u>Waterproofing</u> <u>All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope.</u> <u>Provide a written guarantee of ten (10) years to the employer (effective from the date of application) for all water proofing works measured herein in these bills from an approved sub-contractor.</u> <u>Apply 'Vandex Super' or other equal and approved high-performance crystalline waterproofing system, two-coat slurry application, to damp but saturated-surface-dry (SSD) substrate, strictly in accordance with the manufacturer's printed instructions and to the Engineer's approval.</u>				
A	Concrete and Wall surfaces <u>Expansion Joint filler</u> Inject to full joint depth Microsphere-modified 100% acrylic impregnated pre-compressed foam "mastic filler" or equal and approved high-performance joint filler, all to waterproofing specialist's design, and Engineer's approval.	1,488	M2		
B	Supply and install non-shrink cementitious structural cover grout to repaired surfaces and adjacent slab/wall surface <u>Crack Treatment</u> Apply cementitious crystalline waterproofing mortar comprising Portland cement, graded silica and proprietary active chemical to floor surfaces; all to Engineers' approval.	349	M1		
C		349	M1		
D		120	M1		
	TOTAL FOR BASEMENT 02 TO MAIN SUMMARY				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>BILL NO. 05</u> <u>BASEMENT 03</u> <u>ELEMENT NO.1</u> <u>SUBSTRUCTURES (ALL PROVISIONAL)</u> <u>Waterproofing</u> <u>All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope.</u> <u>Provide a written guarantee of ten (10) years to the employer (effective from the date of application) for all water proofing works measured herein in these bills from an approved sub-contractor.</u> <u>Apply 'Vandex Super' or other equal and approved high-performance crystalline waterproofing system, two-coat slurry application, to damp but saturated-surface-dry (SSD) substrate, strictly in accordance with the manufacturer's printed instructions and to the Engineer's approval.</u>				
A	RC Wall surfaces	1,635	M2		
B	Basement floor slab	3,200	M2		
C	Water Tank walls	177	M2		
	<u>Expansion Joint filler</u>				
D	Inject to full joint depth Microsphere-modified 100% acrylic impregnated pre-compressed foam "mastic filler" or equal and approved high-performance joint filler, all to waterproofing specialist's design, and Engineer's approval.	349	M1		
E	Supply and install non-shrink cementitious structural cover grout to repaired surfaces and adjacent slab/wall surface	349	M1		
	<u>Crack Treatment</u>				
F	Apply cementitious crystalline waterproofing mortar comprising Portland cement, graded silica and proprietary active chemical to floor surfaces; all to Engineers' approval.	120	M1		
	TOTAL FOR BASEMENT 03 TO MAIN SUMMARY				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>BASEMENT 04</u> <u>SUBSTRUCTURE</u> <u>(ALL PROVISIONAL)</u> <u>Waterproofing</u> <u>All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope.</u> <u>Provide a written guarantee of ten (10) years to the employer (effective from the date of application) for all water proofing works measured herein in these bills from an approved sub-contractor.</u> <u>4mm thick Atatic poly-propylene (APP) roofing membrane with modified bitumen mineral finish membrane from approved supplier laid in accordance with manufacturers printed instructions to Engineer's Approval</u>				
A	Floor slab	1,052	M2		
B	Base slab (Nano Pits)	192	M2		
	<u>Waterproofing</u> <u>Provide a written guarantee of ten (10) years to the employer (effective from the date of application) for all water proofing works measured herein in these bills from an approved sub-contractor.</u> <u>Apply 'Vandex Super' or other equal and approved high-performance crystalline waterproofing system, two-coat slurry application, to damp but saturated-surface-dry (SSD) substrate, strictly in accordance with the manufacturer's printed instructions and to the Engineer's approval.</u>				
C	RC Wall surfaces	1,193	M2		
D	Inject to full joint depth Microsphere-modified 100% acrylic impregnated pre-compressed foam "mastic filler" or equal and approved high-performance joint filler, all to waterproofing specialist's design, and Engineer's approval.	180	M1		
E	Supply and install non-shrink cementitious structural cover grout to repaired surfaces and adjacent slab/wall surface.	180	M1		
	TOTAL FOR BASEMENT-04 TO MAIN SUMMARY				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>BILL NO. 07</u> <u>TYPICAL FLOORS & ROOF</u> <u>ELEMENT NO.1</u> <u>ELEMENT NO.1</u> <u>R.C. SUPERSTRUCTURE</u> <u>All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope.</u> <u>Waterproofing</u> <u>Expansion Joint filler</u> Inject to full joint depth Microsphere-modified 100% acrylic impregnated pre-compressed foam "mastic filler" or equal and approved high-performance joint filler, all to waterproofing specialist's design, and Engineer's approval.				
A		349	M1		
B	Supply and install non-shrink cementitious structural cover grout to repaired surfaces and adjacent slab/wall surface	349	M1		
	Total for RC superstructure carried forward to Summary				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT NO.2</u> <u>ROOF GUTTER & TERRACES</u> <u>All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope.</u> <u>4mm thick Atatic poly-propylene (APP) roofing membrane with protective chippings as manufactured by Messrs Italbuild Imports Ltd. or other equal and approved laid in accordance with manufacturers printed instructions by an approved sub-contractor</u>				
A	Gutters surfaces	1,585	M2		
B	Terraces	4,271	M2		
Total for Roof Gutters and Terraces carried forward to Summary					

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>ELEMENT NO.3</u> <u>SWIMMING POOL</u> <u>Waterproofing</u> <u>All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope.</u> <u>Provide a written guarantee of ten (10) years to the employer (effective from the date of application) for all water proofing works measured herein in these bills from an approved sub-contractor.</u> <u>Apply Polyurethane (PU) injection or other equal and approved hydrophobic technique applied in accordance with manufacturers printed instructions and to Engineer's Approval</u>				
A	Wall surfaces	992	M2		
B	Floor slab surfaces	368	M2		
	Total for Swimming Pool Carried to Summary				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	ELEMENT NO.4 FLOOR & WALLS All Builders' Works associated with the Works shall be executed by the Main Contractor and shall be deemed to be included within the Main Contractor's scope. Provide a written guarantee of ten (10) years to the employer (effective from the date of application) for all water proofing works measured herein in these bills from an approved sub-contractor 4mm thick Atatic poly-propylene (APP) roofing membrane with protective chippings as manufactured by Messrs Italbuild Imports Ltd. or other equal and approved laid in accordance with manufacturers printed instructions by an approved sub-contractor				
A	Floor Finishes	818	M2		
B	Parapet Walls	647	M2		
	Total for Floor and Walls carried forward to Summary				

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ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	<u>SUMMARY</u>		PAGE		
A	SUPERSTRUCTURE		TF-R/1		
B	ROOF GUTTERS AND TERRACES		TF-R/2		
C	SWIMMING POOL		TF-R/3		
D	FLOOR & WALLS		TF-R/4		
TOTAL FOR TYPICAL FLOOR AND ROOF TO MAIN SUMMARY					