

OCTOBER, 2022

DIRECTORATE OF CONSTRUCTION ENGINEERING (DCE)

TO

PROPOSED CONSTRUCTION OF KAWE AFFORDABLE APARTMENTS
PROJECT ON PLOT NO.709 KAWE, KINONDONI MUNICIPALITY DAR ES
SALAAM TANZANIA THROUGH FORCE ACCOUNT ARRANGEMENT.

WORKS ASSIGNMENT FORM

AWARD/ASSIGNMENT FORM

This Award has been made this

Whereas the National Housing Corporation is desirous to execute works under Force Account for the PROPOSED CONSTRUCTION OF KAWA AFFORDABLE APARTMENTS PROJECT ON PLOT NO.709 KAWA, KINONDONI MUNICIPALITY DAR ES SALAAM TANZANIA THROUGH FORCE ACCOUNT ARRANGEMENT

The Tender Board approved the works to be executed by the Director of Construction Engineering (DCE). The referred revised contract sum intends to accommodate proposed changes as detailed below amounting to TZS 4,200,728,574.83 as an omission, and addition of sum, thereby modifying the origin contract sum from TZS 52,471,747,338.97 to TZS 48,270,991,763.99 Exclusive of VAT.

S/N	Re-measurements/ Architects/Engineers Revision (Revised items)	BOQ arrangement (Units) Exclusive of VAT	Original BOQ arrangement (Units) Exclusive of VAT	Revised BOQ arrangement (Units) Exclusive of VAT
1.	Electrical installation cost	5,035,495,343.9	4,116,228,037.8	
2.	Lift installation cost	2,634,722,880.00	2,170,000,000.00	
3.	Landscaping and external works	466,673,800.00	352,574,550.00	
4.	Preliminaries cost for site clearance	24,000,000.00	7,000,000.00	
5.	Preliminaries for tools and plant	400,000,000.00	418,000,000.00	
6.	Other preliminaries generally from item	3,210,836.71	1,419,326,836.71	
7.	substructure	4,724,294,725.00	4,583,374,725.00	
8.	Stairs	831,579,000.00	675,579,000	
9.	Doors	3,763,885,080.00	3,411,342,800.00	
10.	Finishing	3,483,525,800.00	3,411,342,800.00	
11.	Painting and decorations	1,171,706,000.00	1,084,486,000.00	
12.	Plumbing	2,268,250,485.00	2,223,250,485.00	
13.	Other external items	2,590,447,204.16	2,439,685,565.27	
Total from the BOQ		30,604,801,154.61	26,404,072,579.78	
Difference original to revised items				4,200,728,574.83
Original Bill of Quantity				52,471,747,338.97
Revised Bill of Quantity				48,270,991,763.99

Construction shall be done in accordance this Work Assignment which includes the following annexed documents: -
1. Internal memo from user department
2. Procurement requisition.

The project hand over and closure shall be as per industry requirement and should include

1. Submission of as built drawing

2. Issuance of certificate and approval

3. Testing and commissioning (Engineering services commissioning checklist)

4. Inspection certificates and statutory approvals.

Any alteration which shall cause an increase or decrease in the contract sum shall only be done after receiving prior written approval of the Tender Board.

Sub-contracting 100% of the whole construction works shall not be allowed. Services sub-contracting shall only be applicable upon approval by the Tender Board

The assignment duration is Twelve (12) months from the date of this works assignment

You are required to identify a project Manager/works supervisor for this project

You **MUST** open a project file and **KEEP ALL RECORDS** for the project for audit trail

Documents issued by the NHC Procurement Management Unit on behalf of the Tender Board

by:

Name: Markus Chinyang'

Signature:

Date: 26/10/2022

Accepted by DCE

Name: Haikamen W. Mlekio.

Signature:

Date: 26/10/2022

Approved by the Director General

Signature:

Date: 26/10/2022

Ref. No. : NHC/GEN/587/136/EMM

26TH OCTOBER, 2022

Ag, THE DIRECTORATE OF CONSTRUCTION ENGINEERING (DCE),
NATIONAL HOUSING CORPORATION,
P.O BOX 2422,
DODOMA.

Attention: Eng. Haikam Mlekio

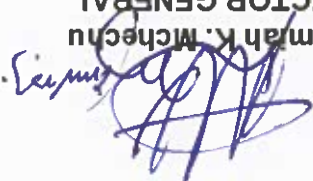
Dear Sir,

RE: IMPLEMENTATION OF PROJECT FOR THE PROPOSED CONSTRUCTION OF KAWE AFFORDABLE APARTMENTS PROJECT ON PLOT NO.709 KAWE, KINONDONI MUNICIPALITY DAR ES SALAAM TANZANIA THROUGH FORCE ACCOUNT ARRANGEMENT.

This is to notify you that the Management through Tender Board has approved the use of Force Account arrangement in implementing the project for the Proposed Construction of Kawe Affordable Apartments Project on Plot No.709 Kawe, Kinondoni Municipality Dar Es Salaam Tanzania through Force Account Arrangement (Phase I). The referred revised contract sum intends to accommodate proposed changes as amounting to TZS 4,200,728,574.83 as an omission, and addition of sum thereby modifying the origin contract sum from TZS 52,471,747,338.97 to TZS 48,270,991,763.99 Exclusive of VAT.

2. You are hereby instructed to proceed with the execution of the said works in accordance with the works assignment and guidelines issued by the Authority for undertaking projects under Force Account arrangement.

Nehemiah K. Mchecu
DIRECTOR GENERAL



NATIONAL HOUSING CORPORATION

HEAD OFFICE|MEDDEL WEST| P.O. BOX 2422| DODOMA TANZANIA| PHONE: +255 22 2105002-4| FAX: +255 22 2105000

EMAIL: dg@nhc.co.tz| WEBSITE: www.nhc.co.tz

ALL CORRESPONDENCE SHOULD BE ADDRESSED TO THE DIRECTOR GENERAL

NATIONAL HOUSING CORPORATION



INTERNAL MEMO

To: PMU

U/s: DBD

From: PM

Date: October, 2022

Re: PROPOSED KAWWE AFFORDABLE APARTMENTS PROJECT ON PLOT NO. 709 KAWWE, KINONDONI MUNICIPALITY DAR ES SALAAM TANZANIA

Sub: Submission of Revised BOQ and Procurement Requisition (PR)

On 27th September 2022 we submitted BOQ and PR for tendering procedures to procurement Unit amounting to TZS 52,471,747,338.97. And on 28th September 2022 we had a presentation with Director General where we presented the BOQ after the presentation he gave out comments that led to contract sum being changed from TZS 52,471,747,338.97 to TZS 48,270,991,763.99. The items that caused the contract sum to be changed are as follows

- I. Electrical installations cost -from TZS 5,035,495,343.9 To 4,116,228,037.8
- II. Lift installations cost from TZS.131, 736,144 for one lift to TZS.108, 500,000 (We have 20 lifts for all 10blocks)
- III. Landscaping and external works from TZS 466,673,800 to TZS.352, 574,550
- IV. Preliminaries cost for Site clearance from TZS 24,000,000 to TZS 7,000,000
- V. Preliminaries for Tools and Plants from TZS.400, 000,000 to TZS.418, 000,000 (this estimated for 2Nocrane-Hiring and including 10No of Load-carrying tricycle.

- VI. Other preliminaries Items generally from TZS 3,210,220,836.71 to 1,419,326,836.71
- VII. Substructure from TZS 4,724,294,725.00 to 4,583,374,725.00
- VIII. Stairs from TZS 831,579,000.00 to 675,579,000.00
- IX. Doors from TZS 3,763,885,080.00 to 3,503,224,580.00
- X. Finishing from TZS 3,483,525,800.00 to 3,411,342,800.00
- XI. Painting and Decorations from TZS 1,171,706,000.00 to 1,084,486,000.00
- XII. Plumbing from TZS 2,268,250,485.00 to 2,223,250,485.00
- XIII. Other External items from TZS 2,590,447,204.16 to 2,439,658,565.27

In light of the above we are hereby submitting revised Procurement Requisition and revised BOQ for your information record and further action

SUBMISSION

We submit for information and approval

Document Control Sheet				Project:		PROPOSED KAWE AFFORDABLE APARTMENTS PROJECT ON PLOT NO. 709 KAWE, KINONDONI MUNICIPALITY DAR ES SALAAM TANZANIA			
Doc Title		Submission of Revised BOQ and Procurement Requisition (PR)							
Doc. No.	01	Rev:0	0	Date:	October 20, 2022	Originator:	Anatalia Mwashindi (PS)	Reviewed by :	Catherine Mwasumbi (PM)
			✓			Verified & Approved by:	William Genya (DBD)		
Attach		BOQ and Requisition (PR)							



REVISED PROCUREMENT REQUISITION

[For Submission to Procurement Management Unit (PMU)]

Name of the Procuring Entity: National Housing Corporation

Procuring Entity Code, No: PA/066

Type of Procurement: WORKS

Subject of: PROPOSED AFFORDABLE HOUSING ESTATE AT UPTOWN KAWA SATELLITE CENTRE

(PHASE 1) DAR ES SALAA

User Department: DIRECTORATE OF BUSINESS DEVELOPMENT

Date required: SEPTEMBER, 2022

Item No.	Description of Items [A detailed list, Statement of Requirements/Specifications]	Quantity	Estimated cost per square meters(m2)	Estimated total cost
	Proposed Construction of 10 Blocks of Flats ten storeys each (Ground floor + Nine Upper floors with approximately 45,208 Square meter GFA, complete with its associated Services and External works as detailed in the drawings attached.	10 Blocks	1,160,671.37	48,270,991,763.99
ESTIMATED TOTAL COST VAT EXCLUSIVE TZS.				48,270,991,763.99

Fund available for this procurement (to be filled by finance section):

Vote No.	Name of Programme/Project	Item under budget	Balance available for the year 2022/2023
1113151	Building for sale	35,400,000,000/-	35,400,000,000/-

(Any attachments, if applicable, may be attached and must be signed by the appropriate authority)

Signatures are required below to certify submission of request, receipt of request by PMU and authorization to procure by Accounting Officer:

Submission of Request (Head of User Department)	Signature:	Name: William (Lamy)	Position: BBD	Date: 12/10/2022
Receipt of Request to Procure (Head of PMU)	Signature:	Name: Mubashir Chylogon	Position: HPM	Date: 12/10/2022
Procurement Authorization (Accounting Officer)	Signature:	Name: D.G.	Position: D.G.	Date: 12/10/2022

* The amount budgeted in 2022/23 year is 175 33.4 Billion. The balance will be budgeted in 2023/24 year.

12/10/2022

NATIONAL HOUSING CORPORATION
(NHC)
Budget Confirmed By:
Name: Kamphaewi Muthi
Designation: Project Administrator
12/10/2022

NATIONAL HOUSING CORPORATION



INTERNAL MEMO

To: PMU
Ufs: DBD
From: PM
Date: October, 2022

Sub: Renaming of Kawe Affordable Project

Re: PROPOSED KAWE AFFORDABLE APARTMENTS PROJECT ON PLOT NO. 709
KAWE, KINONDONI MUNICIPALITY DAR ES SALAAM TANZANIA

Reference is made to MANCOM meeting held on 11th October 2022, Director General directed that Kawe Affordable project be renamed from Proposed Affordable Housing Estate At Uptown Kawe Satellite Centre (Phase I) to Proposed Kawe Affordable Apartments Project On Plot No. 709 Kawe, Kinondoni Municipality - Dar Es Salaam Tanzania

SUBMISSION

We submit for information and further action.

Document Control Sheet

Project:		PROPOSED KAWA AFFORDABLE APARTMENTS PROJECT ON PLOT NO. 709 KAWA, KINONDONI MUNICIPALITY DAR ES SALAAM TANZANIA				
Doc Title		Renaming of Kawa Affordable Project				
Doc. No.	01	Rev:01	0	✓	October, 2022	Anatalia Mwashindi (PS)
Verified & Approved by:	Reviewed by:	Catherine Mwasumbi (PM)	William Genya (DBD)			



TRANSMITTAL SHEET

PROJECT NAME: PROPOSED DESIGN AND CONSTRUCTION OF AFFORDABLE HOUSING ESTATE AT UPTOWN KAWESATELLITE
CENTRE (PHASE 1)

Generated on: 27th September 22

Transmitted by: Name: Anatalia Mwashindi

Title: Project Supervisor

Signed:

Date: 29/9/2022

Received by: Name: Esther Magesse

Title: SPO

Signed:

Date: 27/9/2022

I hereby transmit the document described below for above captioned Contract.

S/ N	Date	Description of the Transmittal	Transmitted For;	Transmitted To: [Names & Signature]	Format of Copy				Duration [Days/Hrs]	Remarks	Received back on [Date and Time]
					O	C	H	S			
1. ✓	23rd September 22	1) Priced Bills of Quantities (BoQ) 11 Revised BOQ (41) Revised PR.	Tendering Procedures	HPMCU			✓				

Keys: O=Original; C=Copy; H= hard Copy; S=Softcopy