



CKE1135-NAIROBI WATER AND SANITATION PROJECT

MINUTES OF PRE-BID MEETING AND SITE VISIT FOR CONSTRUCTION WORKS FOR WATER AND SANITATION IN INFORMAL SETTLEMENTS IN NAIROBI - LOT 1 WESTERN WORKS (KIRIGU, KAWANGWARE 56, KAWANGWARE SOKO AND KIBERA C&D) HELD ON 3RD JUNE 2025 AT ATHI WATER PLAZA, GROUND FLOOR BOARD ROOM AND LOT 1 PROJECT SITES

IFB No.: AWWDA/AFD/NWSP/W-04A/2025

Program Name: CKE1135-Nairobi Water and Sanitation Project

Project Name: Construction Works for Water and Sanitation in the Informal Settlements in Nairobi - LOT 1: WESTERN NAIROBI WORKS

Tender Ref: LOT 1 - AWWDA/AFD/NWSP/W-04A/2025

Lot: Lot 1: Western Works (Kirigu, Kawangware 56, Kawangware Soko and Kibera C&D)

Procuring Entity: Athi Water Works Development Agency (AWWDA)

Financier: Agence Française de Développement ("AFD")

Country: Kenya

Date: 3rd June 2025

Venue (Assembly Point): Athi Water Plaza, Muthaiga North Road, Off Kiambu Road at the Ground Floor Boardroom

Agenda: Pre-Bid Meeting and Site Visit

- I. Introductions and Opening Remarks
- II. Project Overview/ Brief on the Scope of Works of Lot 1
- III. Queries and Responses
- IV. Site Visits to the proposed components of Kirigu, Kawangware 56, Kawangware Soko and Kibera C&D as follows;
 - a. Proposed sewer line alignment near Mutuini Sub-District Hospital (Points KR1 and KR34) in Kirigu

- b. Proposed sewer line route near Gatina United Church (GT2 in Kawangware 56
 - c. Proposed site for ablution block at the MCA's office in Kawangware Soko and the sewer line route along Gitanga Road (KS1), including the line from Kawangware Primary School connecting to Gitanga Road (KS4)
 - d. Visit to the Chief's Office in Highrise, Kibera
- V. Closing Remarks

PRESENT:

S/No.	Name	Organization	Representing
1.	Eng. Alphaxard Kithoko - Chairing	Athi Water Works Development Agency	Employer
2.	Brian Nyagwanga	Athi Water Works Development Agency	Employer
3.	Jane Waichungo	Athi Water Works Development Agency	Employer
4.	Billy Kiptoo- Secretary	Athi Water Works Development Agency	Employer
5.	Eng. Isaac Thiong'o	Gath Consulting Engineers in joint venture with Groupehuit Development Urbain	Consultant
6.	Rose Mukilya	Gath Consulting Engineers in joint venture with Groupehuit Development Urbain	Consultant
7.	Carolyn Karanja	Gath Consulting Engineers in joint venture with Groupehuit Development Urbain	Consultant
8.	Gloria Moturi	Gath Consulting Engineers in joint venture with Groupehuit Development Urbain	Consultant
9.	Ryan Kiprop	Abana Uplink Services Ltd	Bidder
10.	Harrison Maingi	Nanchang Municipal Engineering Development Group Company Ltd	Bidder
11.	Clinton Mugo Ndegwa	Paschal Construction Ltd	Bidder
12.	Ronny Walla	Shoeman Construction	Bidder
13.	George Mbugua	Libex Construction	Bidder
14.	Yassin Nyaga	Abmo Links Ltd	Bidder
15.	Aneck Oriora	Nightigale (E.A) Ltd	Bidder
16.	Kishore Reddy	Vajra Drill Ltd	Bidder
17.	Charles Njoroge	Nyonjoro East Africa Ltd	Bidder
18.	Ye Shuiling	CWE Ltd	Bidder
19.	George Otieno	Home Fix Ltd	Bidder
20.	Robertcole Kiarie	Ravina Agencies Ltd	Bidder
21.	Kelvin Kariithi	Toddy Civil Engineering Company Ltd	Bidder
22.	Owiti Joseph	Miramax Construction Company Ltd	Bidder
23.	Samuel Ngarama	I&C Ltd	Bidder
24.	Mary Murimi	Premier Ladder Africa Ltd	Bidder
25.	Daniel Mungai	Fatah Construction and Civil Work	Bidder
26.	Luka Kipongi	La Femme Engineering Services Ltd.	Bidder


S/No.	Name	Organization	Representing
27.	Mandeep Channa	Shelterwise Ltd.	Bidder
28.	Anne Ngenye	Nanline Co. Ltd	Bidder
29.	Kevin Ngetich	Laverda Company Ltd	Bidder
30.	Monicah Kumu	Spirit MVS (Proprietary) Ltd	Bidder
31.	Stella Wanza	Spirit MVS (Proprietary) Ltd	Bidder
32.	David Maitho	Sapath Electrical and Hardware	Bidder
33.	Jane Maitho	Ventures Ltd	Bidder
34.	Robert Ombonyo	Riang International Group Limited	Bidder
35.	Felix Kipkoech	Riang International Group Limited	Bidder
36.	Kevin Kingori	Kirim Co. Ltd	Bidder
37.	Dennis Igogo	Sojung Co. Ltd	Bidder
38.	Ngomi Mwangi	Macplan Engineering	Bidder
39.	Jane Mshelah	La Femme Engineering Services Ltd.	Bidder
40.	Japhat Digidi	Golden Years Supplies Ltd	Bidder
41.	June Mutten	Nanchang Municipal Engineering Development Group Company Ltd	Bidder
42.	Wekeza Munyei	Kirin Pipes Co. Ltd	Bidder
43.	Victor Kyalo	Elvi General Engineering & Supplies Ltd	Bidder
44.	Festus Mutinda	Elvi General Engineering & Supplies Ltd	Bidder
45.	Patricia Mackenzie	Nanline Co. Ltd	Bidder
46.	Famih Maningwa	Toddy Civil Engineering Company Ltd	Bidder
47.	Stephen Gikonyo	Nelliwa Builders & Civil Engineers Ltd	Bidder
48.	Allan Gosto	Insta Pumps Engineering Limited	Bidder
49.	Francis Gathegu	Pumpteck Solutions	Bidder
50.	James Akut	Ragot Limited	Bidder
51.	Stephen Otieno	Icarus Construction	Bidder
52.	Anthony Muthoga	Regional Ventures	Bidder
53.	Michael Mureithi	Kiburu Enterprises Limited	Bidder

1.0 MINUTE 1/ AWWDA/AFD/NWSP/W-04A/2025: INTRODUCTIONS AND OPENING REMARKS

The chairperson called the meeting to order at 09:00 AM and welcomed all the members present to the Lot 1 Pre-Bid Meeting. A self-introductions of all present was carried out.

In the opening remarks, AWWDA highlighted the importance of the Pre-Bid Meeting to familiarize the bidders with the project sites. The bidders were urged to take note of the following key aspects in preparation of bids; accessibility of sites, security, safety and labor management.

The bidders were advised to raise any issues or questions requiring clarifications with the Employer in writing as stipulated in the Volume 1 of the Bidding documents, Instructions to Bidders, not later than 14 days (by 16th July 2025) prior to the deadline for submission of bids (30th July 2025).




2.0 MINUTE 2/ AWWDA/AFD/NWSP/W-04A/2025: PROJECT OVERVIEW

The Employer invited the Consultant to provide a more detailed briefing to the attendees on the scope of works and the planned site visit programme. Gath Consulting Engineers in joint venture with Groupehuit Development Urbain gave an overview of the project, outlining all proposed components across four informal settlements i.e., Kirigu, Kawangware 56, Kawangware Soko, and Kibera C & D.

The Scope of Works was summarized as follows in each informal settlement:

1. **Kirigu Informal Settlement involves;**
 - a) Sewerage Component:
 - Laying of sewer pipes DN 300 and DN 450 PCC totalling to 7.5km
 - Installation of 50 customer connections.
2. **Kawangware Soko Informal Settlement involves;**
 - a) Water Supply Component:
 - Laying of 5 km water pipelines (Nominal Diameter (DN) 50 – 1.5km, DN 63 – 1.8km, DN 150 – 1.7km, High Density Poly-Ethylene (HDPE) Pressure Nominal (PN) 16)
 - Installation of 50 last mile water connections
 - b) Sewerage Component:
 - Construction of 1No. Ablution block
 - Laying of 1.5km sewer lines (DN 450, Pre-Cast Concrete (PCC) pipes
 - Flushing of 4km of existing sewer lines
 - Installation of 50 customer connections
3. **Kawangware 56 informal settlement involves;**
 - a) Sewerage Component:
 - Laying of 4.35 Km (3.0 Km DN 450 and 1.35 Km DN 300) PCC sewer lines
 - Installation of 50 No. customer connections.
4. **Kibera C and D involves;**
 - a) Sewerage Component:
 - Laying of sewer lines DN 300 PCC sewer lines of length 2.5 km.
 - Rehabilitation of 11 sewer connections to the existing ablution blocks
 - b) Water Supply Component:
 - Installation of 5No PPDs at the existing ablution blocks.

For more details, the bidders were referred to the bidding document i.e., Bill of Quantities.

3.0 MINUTE 3/ AWWDA/AFD/NWSP/W-04A/2025: QUERIES AND RESPONSES

S/No.	Query	Response
1.	Which NCA category is required?	No specific NCA category is required.

The bidders were informed that all clarifications should be submitted in writing in accordance with ITB 7.1 and ITB 7.5 of the bidding documents. Athi Water Works Development Agency (AWWDA) will provide official written responses to all the bidders accordingly



4.0 MINUTE 4/ AWWDA/AFD/NWSP/W-04A/2025: SITE VISITS

The participants proceeded with the site visits, making several stops at various points in the settlements along the way. At each project site, the bidders' representatives were shown the general project areas, sites for proposed works as well as other key features relevant to the works. Details of the various destinations are as presented below;

No.	Informal Settlement	Location	Comments by the Clients' Team
1	Kirigu	Proposed Alignment of sewerlines near Mutuini Sub District Hospital	<p>The Client team and bidders assembled outside Mutuini Sub-District Hospital, at the starting point of one of the proposed sewer lines. The bidders were shown the beginning of sewer line KR1 and proceeded to drive along the KR34 alignment as indicated in the project layouts. It was noted that the area is characterized by a rugged landscape of valleys and ridges, with a general slope towards the east.</p> <p>It was pointed that there are narrow wayleaves within the settlement where the sewerlines are proposed. The proposed sewer lines are intended to discharge into an existing trunk sewer located in the Njiko area, to the east. Bidders were reminded, in accordance with ITB 7.2, to visit and assess the Site of Works and its surroundings independently and gather any information necessary to prepare their bids and enter into a construction contract.</p>
2	Kawangware 56	Proposed alignment of sewerlines near Gatina United Church	<p>The team drove along Milaza Road, which runs parallel to one of the proposed sewer lines located on the lower side near the river and stopped at a point near Gatina United Church.</p> <p>It was highlighted that the available way leave along the river is narrow and occupied by temporary structures. Bidders were advised to take note of the presence of existing sewer lines and other infrastructure within the area. They were also reminded to consider the rock outcrop along the sewer line route.</p> <p>The bidders were informed of the other sewerline along Loiyangalani Drive in Lavington and were encouraged to conduct an independent visit to the area for further assessment.</p>
3	Kawangware Soko	Proposed route for the sewerline along Gitanga road (KS1) and	<p>The team proceeded along Gitanga Road, which runs parallel to the proposed KS1 sewer line. It was noted that a dumpsite exists along the proposed sewer route,</p>

No.	Informal Settlement	Location	Comments by the Clients' Team
		line from Kawangware Primary School joining Gitanga road (KS4). Proposed ablution block site at MCA's office near Kawangware Primary School	<p>and bidders were advised to address this in their proposed methodology for executing the works.</p> <p>Bidders were also informed of the presence of temporary structures and existing sewer lines within the proposed alignment. Additionally, it was pointed out that some of the existing sewer lines in the project area are damaged or blocked. As part of the project scope, these will require inspection and either repair or replacement, as detailed in the Bill of Quantities (BOQ).</p> <p>The team also visited the proposed location for the new ablution block, and the scope of the planned water pipelines in the area was emphasized, as illustrated in the layout drawings.</p>
4	Kibera C & D	Chief's Camp at High rise	<p>The attendees convened at the Chief's Camp at Highrise. The Chief and Police advised that it was not safe to visit the project sites with the large group. In light of this security concern, it was deemed prudent not to proceed with the site visit in this project area.</p> <p>The Consultant, from the map, took the bidders through the alignment of proposed sewer lines and locations of proposed pre-paid water dispensers and ablution blocks identified for renovation. The Consultant clarified that the settlement area is part of the proposed Affordable Housing Project. The proposed sewer lines in this project would serve the Affordable Housing development but the PPD's and ablution blocks were stop-gap measures only intended to improve the sanitation condition prior to the upgrading project. The Employer shall advise on the scope to be implemented during construction stage.</p>

The Consultant emphasized that the bidders should consider the settlement conditions in the preparation of their Stakeholder Consultation Plans, C-ESMPs and Security Management Plans.

Bidders' Representatives were advised to carry out comprehensive visits to all Project Areas and Sites on their own to thoroughly familiarize themselves with the Project Area and take note of any issues that may be relevant in the preparation of their bids including but not limited to:

- Proposed pipeline/sewer line alignments
- River and road crossings,
- Geotechnical conditions,
- Access constraints,
- Working space available and



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- Prevailing physical conditions
 - Existing infrastructure i.e., sewerlines, waterlines, powerlines, temporary structures, dumpsites.etc.

5.0 MINUTE 5/ AWWDA/AFD/NWSP/W-04A/2025: CLOSING REMARKS

The Client thanked the bidders for attending the site visit and asked them to send any questions and requests for clarifications up to the deadline for seeking clarification given under Instructions to Bidders. A record of all questions/requests for clarification and corresponding responses would then be issued to all participating bidders

The site visit was officially concluded at 3:00 PM.

MINUTES CONFIRMATION SHEET

MINUTES SIGNED BY:

FOR AND ON BEHALF OF ATHI WATER WORKS DEVELOPMENT AGENCY

ENG. ALPHAXARD KITHEKO - EMPLOYER'S REPRESENTATIVE

SIGNATURE: 

DATE: 13.06.2025

FOR AND ON BEHALF OF GATH CONSULTING ENGINEERS IN JOINT VENTURE WITH GROUPEHUIT DEVELOPMENT URBAIN

ENG. ISAAC THIONG'O - CONSULTANT'S REPRESENTATIVE

SIGNATURE: 

DATE: 12/6/2025

Appendix 1: Signed Pre-Bid Meeting and Site Visit Attendance Register

ATHI WATER WORKS DEVELOPMENT AGENCY



PRE-BID SITE VISIT FOR CONSTRUCTION WORKS FOR WATER AND SANITATION IN INFORMAL SETTLEMENTS IN NAIROBI - LOT 1 WESTERN WORKS (KIRIGU, KAWANGWARE 56, KAWANGWARE SOKO AND KIBERA C&D)

CONTRACT NO: AWWDA/AFD/NWSP/W-04A/2025
HELD ON 3rd JUNE AT 9:00 AM

NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1	Ryan Kiprop	Abana UpLink Services Ltd		abanauplink@gmail.com	[Signature]
2	HARISOW NIAWISI	NANJHANGI KIWISI		mhawangi@gmail.com	[Signature]
3	ENG. ISAAC TITANGO	GRITH/GROUPBUT		intitang@gmail.com	[Signature]
4	Eng. Aphane Kibet	AWWDA		kipet@awwda.go.ke	[Signature]
5	Billy Kiptoo	AWWDA		kipoo@awwda.go.ke	[Signature]
6	Jane Wachungo	AWWDA		wachungo@awwda.go.ke	[Signature]
7	BRINDA R. NTHUNGA	AWWDA		brinda@awwda.go.ke	[Signature]

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1	CLINTON MUGO NOGWA	PASCHAL CONSTRUCTION LTD.		paschalconstruction@gmail.com	[Signature]
2	Ronny Walla	Shorman Construction		ronnywalla@gmail.com	[Signature]
3	George Mbugua	LIBEX CONSTRUCTION		libexconstruction@gmail.com	[Signature]
4	Yassin Nyaga	ABMO LINKS LTD		nyaga@abmo-links.com	[Signature]
5	ANNE OROSA	NIGHTHALL (EA) LTD		nighthall@nighthall.co.ke	[Signature]
6	KISHORE REDDY	VAJRA DRILL LTD		gm@vajradrill.com	[Signature]
7	CHARLES NJURGE	NYONJOBO EAST AFRICA LTD		nyonjoboeast@gmail.com	[Signature]

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1	Mr. Shwilog	CWE Ltd.		hsl-kny@cfree.cn	
2	George Oken	Home Fix LTD		info@homefix.co.ke	
3	Robert Cole Kiane	Kavina Agencies Ltd		robert.kiane@gmail.com	
4	Kelvin Kamukai	Teddy Civil Eng co Ltd		headoffice@teddy0@gmail.com	
5	Othman Joseph	Misamex Construction Company Ltd		info@misamexconstruction.co.ke	
6	Samuel Ngũgĩ	IC Ltd		info@ic.co.ke	
7	Mary Munmi	Premierwater Africa Ltd		info@premierwaterafrica.com	

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
8	Daniel Mungai	Futah Construction & Civil work		info@futahconstruction.co.ke	
9	Luka Kiponai	LA FEMME ENG. SERV		info@lafemme.co.ke	
10	Mandeep Channa	Shelberwise Ltd.		info@shelberwise@gmail.com	
11	ANNE NGENIE	NANLINE Co. Ltd		info@nanlineconstruction.com	
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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1.	KEVIN NGETICH	LAVARDA COMPANY LIMITED		INFO@LAVARDA.COM	
2.	MUNIRU KUNGU	SPIRIT WARE (PRIVATE) LIMITED		info@spiritware.co.ke	
3.	STELLA WANJA			info@stella.co.ke	
4.	JANE MATHIAS	SATISFACTORY ENGINEERING		info@satish.co.ke	
5.	JANE MATHIAS	PROTEUS STRUCTURES LTD		info@proteus.co.ke	

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1.	Roderic Ombonyi	Rising International Group Ltd.		info@risingintl.com	
2.	Felix Kipkoech	Rising International Group Ltd.		info@risingintl.com	
3.	Kevin Kigari	Kevin co Ltd.		Info@Kevinco.co.ke	
4.	David Iggo	Sejring Co. Ltd		info@sejring.co.ke	
5.	Neema Mwangi	Mondou Engineering		info@mondouengineering.co.ke	
6.	Jane Mutuli	La ferme Engineering Ltd		Jane.Mutuli@gmail.com	
7.	LAPHOT AGISI	GOLDEN YEARS SUPPLIES		goldensupplies@gmail.com	

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1.	Juno Nutton	NANCHANG MUNICIPAL ENGINEERING DEVELOPMENT GROUP COMPANY CE LTD		nanchangoffice@gmail.com	
2.	WEKERA MUNE	KIRIM PIPES CO. LTD		info@kirimpipes.com	
3.	VICTOR KIRILO	ELVI GENERAL EN		Victor.kirilo@elvi.co.ke	
4.	Foster Mutinda	ELVI Group / Eng & Support Ltd		info@elviengineering.co.ke	

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1.	Patricia Mwangi	Harline Co. Ltd		Harline@harline.com	
2.	Farah Mwangi	Toddy Civil Eng Co. Ltd		headoffice@toddy.com	

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1.	STEPHEN GIMONTU	HELWIA BUILDERS & CIVIL ENGINEERS LTD.		gimontu@helwia.co.ke	
2.	Allen Gido	Inst-Pops Eng. Ltd		info@inst-pops.co.ke	

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
1.	FRANCIS GATROU	PURVISCH SOLUTIONS		purvisch@purvisch.co.ke	
2.	Mandeep Channa	Shelberwise Ltd		info.shelberwise@gmail.com	
3.	Luka Kipongi	LA FEMME ENGG. SERVICES LTD.		info@lafemme.co.ke	
4.	Jane Muthen	NANCHANG MUNICIPAL ENGINEERING DEVELOPMENT GROUP COMPANY (C&D) LTD		nanchangofice@gmail.com	
5.	Allen Gido	Inst-Pops Eng. Ltd		info@inst-pops.co.ke	
6.	Harrison Malugi	NANCHANG MUNICIPAL		hmalugi@gmail.com	
7.	Daniel Mungai	Futuh Construction and Civil Works LTD		info@futuhconstruction.co.ke daniel.mungai@gmail.com	

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8.	FAMIH MANINGWA	TODDY CIVIL ENGINEERING		headofficeatoddy@gmail.com	
9.	NAOMI MWADGI	MACPLAN ENGINEERING		info@macplanengr.com	
10.	JAMES ARUT	RACOT LIMITED		racotlimited2@gmail.com	
11.	STEPHEN OTIENO	ICARUS CONSTRUCTION		icarusconstructionlimited@gmail.com	
12.	ANTHONY MUTHIGA	REGIONAL VENTURES		amuthiga@gmail.com	
13.	STEPHEN FIKINDO	NELLINA BUILDERS & CIVIL ENGINEERS LTD		nellinabuilders@gmail.com	
14.	WILSON MUMET	KIRIN PIPE		kirin@kirin.co.ke	

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NO.	NAME	ORGANIZATION	MOBILE NUMBER	EMAIL ADDRESS	SIGNATURE
15	ROSE MUKITJA	Gath Consulting Engineers			
16	CAROLINE KARANJA	Gath			
17	MICHAEL MUREITHI	KIBRU ENG LTD			

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