



**EXPRESSION OF INTEREST
FOR
PROVISION OF CONSULTANCY SERVICES FOR THE
DEVELOPMENT OF A MASTER PLAN FOR LR NO.
KAJIADO KAPUTEI NORTH 1762 AND LR No 33887
KANYAKWAR, KISUMU COUNTY FOR KCA
UNIVERSITY**

RFP NUMBER: KCAU/EOI-006/ 2025

**KCA UNIVERSITY
THIKA ROAD, RUARAKA
P.O. BOX 56808, 00200 NAIROBI.**

EMAIL: supplychain@kcau.ac.ke

CLOSING DATE: TUESDAY, 16TH DECEMBER, 2025

EXPRESSION OF INTEREST (EOI)

PROVISION OF CONSULTANCY SERVICES FOR THE DEVELOPMENT OF A MASTER PLAN FOR LR. NO. 1762 KAJIADO KAPUTEI NORTH AND LR. NO. 33887 KANYAKWAR KISUMU COUNTY FOR KCA UNIVERSITY

SECTION 1: EXPRESSION OF INTEREST NOTICE

1. The KCA University, “**The procuring Entity,**” invites Expression of Interest to provide the following consulting services (here in after called “the services”): **Provision of Consultancy Services for the Development of a Master Plan for LR. No. Kajiado Kaputei North 1762 and LR. No. 33887 Kanyakwar Kisumu County for KCA University.**
2. More details on the Services are provided in the Section on Terms of Reference.
3. If a Consultant is a Joint Venture (JV), the full name of the JV shall be used and all members, starting with the name of the lead member. Where sub-consultants have been proposed, they shall be named.
4. It is not permissible to transfer this EOI to any other firm.
5. KCA University now invites eligible consulting firms (“Consultants”) to indicate their interest in providing the Services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services.

Please inform us by **8th December, 2025** in writing at the address below or by E-mail supplychain@kcau.ac.ke whether you intend to submit the Expression of Interest alone or intend to enhance your experience by requesting permission to associate with other firm(s)

Details on the proposal's submission date, time and address are provided in the tender document.

Yours sincerely,

The Vice Chancellor & CEO
KCA University,
P. O. Box 56808 - 00200, Ruaraka, Thika Road
Nairobi, Kenya

SECTION 2: ELIGIBILITY REQUIREMENTS

A. GENERAL PROVISIONS

Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services. The shortlisting criteria shall be as follows;

The mandatory criteria will be evaluated on a pass-fail basis.

A. Mandatory Criteria Requirements

- i. A 1- page cover letter for Expression of Interest signed by the Lead Consultant.
- ii. Company/organizational profile describing experience in offering the services outlined in this request for Expression of Interest;
- iii. CV's of key personnel in the team proposed to undertake the assignment;
- iv. Audited Accounts for the last 2 years;
- v. Attach copy of valid Tax Compliance Certificate;
- vi. Attach copy of CR12 Certificate issued within the last Six (6) months.
- vii. Attach a copy of Company Registration/Incorporation Certificate;
- viii. Should be registered with the Board of Registration of Architects & Quantity Surveyors (BORAQS) for lead experts
- ix. All printed pages of the tender document must be numbered and serialized by the tenderer to the last page of the document.

B. Core business and years in business: The lead firm/expert shall be registered/incorporated as a consulting firm with core business in offering Architectural Services for a period of at least fifteen (15) years .

C. Relevant experience: The firm shall demonstrate experience in Developing Master Plans. Additionally, the firm should demonstrate successful execution and completion of at least two (2) assignments of similar nature and in similar operating environment in the last ten (10) years. Details of similar assignments - Name and address of the client, scope, value, and period should be included in the Expression of interest (EOI).

D. Technical and managerial capability of the firm: The firm shall demonstrate as having the requisite technical capacity to undertake the assignment. Key experts will not be evaluated at the shortlisting stage.

E. Methodology to actualize the master Plan as per the Terms of Reference.

Attention of interested Consultants is drawn to the following provisions that will be highlighted in the Request for Proposals to be issued to shortlisted firms.

- i) The Consultant will be expected to have no conflict of interest or its own corporate interests and acting without any consideration for future work.
- ii) The consultant has no personal or business relationship with the Procuring Entity's senior management or professional staff.
- iii) A firm or an individual in the firm has not been sanctioned by the Public Procurement Regulatory Authority or are under a suspension or a debarment imposed by any other entity of the Government of Kenya, or any international organization.
- iv) Government-owned enterprises or institutions of Kenya Government, officials and civil servants and employees of public institutions may not eligible.
- v) Consultants may associate with other firms to enhance their qualifications, but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy.
- vi) In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.
- vii) A Consultant will be selected in accordance with the Quality and Cost Based Selection (QCBS) method set out in the Act and Regulations.

Expressions of interest must be submitted in the Tender Box located at the KCA University Ruaraka, Supply Chain Office at the TPC Building Ground Floor by Tuesday, 16th December, 2025 at 11:00 AM East African Time (EAT).

All submissions should be clearly marked

“Provision of Consultancy Services for the Development of a Master Plan for LR. No. Kajiado Kaputei North 1762 and LR. No. 33887 Kanyakwar Kisumu County for KCA University”

SECTION 3: TERMS OF REFERENCE FOR CONSULTANCY SERVICES

TERMS OF REFERENCE FOR CONSULTANCY SERVICES - DEVELOPMENT OF MASTER PLAN - LR. NO. KAJIADO KAPUTEI NORTH 1762 & LR. NO. KANYAKWAR KISUMU MUNICIPALITY 33887

Project Overview KCA University seeks to unlock the full potential of its 100-acre parcel located in Kitengela, Kajiado County, approximately 45 minutes from Nairobi and a 16-acre parcel located in Kanyakwar approximately 5 kilometers from Kisumu International Airport along the Kisumu–Busia Highway and Kenya–Uganda Railway, presenting a complementary investment opportunity on the Western growth corridor.

The areas are undergoing rapid urbanization, driven by increasing land values and demand for diverse investment opportunities across sectors such as education, agriculture (agribusiness), eco-tourism, hospitality and sports. The university aims to develop a comprehensive, phased Land Use and Investment Master Plan that maximizes the socio-economic, environmental sustainability and financial potential of the land parcel.

Consultants and Project Staff.

The following consultants and project staff shall be required for the successful execution of the project:

- Project Coordinators;
- Architects;
- Quantity Surveyors;
- Civil Engineers
- Service Engineers;
- Landscape Architects;
- Physical Planners;
- Topographical Surveyors;
- Academic Planners.
- Feasibility Study experts

NB: The above list is not conclusive and the proposal may include additional consultants as may be deemed necessary

2.0 The Planning Process

The planning process shall follow a systematic approach to ensure that the Master Plan responds comprehensively to the KCA University's vision, site conditions, and project objectives. The process shall be structured into the following stages:

Stage 1: Research and Analysis and Program Development

This initial stage shall begin with understanding the client's objectives and the rationale behind the need for a Master Plan. The consultants shall develop a project brief and conduct a detailed research and analysis of the existing site conditions, including but not limited to location, environmental, physical, and infrastructural aspects.

Findings from this exercise shall be compiled into a **Master Plan Inception Report**, which shall form the foundation for subsequent stages.

Stage 1 Deliverable: Master Plan Inception Report.

Stage 2: Feasibility Studies

At this stage, the consultants will undertake comprehensive feasibility studies to determine the viability of all proposed activities for these parcels of land. The studies will assess financial viability, long-term sustainability, spatial and environmental considerations, and any other relevant technical or operational factors. This process will also help identify potential risks, resource requirements, and opportunities for optimizing land use, thereby ensuring that each proposed activity is practical, sustainable, and aligned with the overall development objectives.

Stage 2 Deliverable: Feasibility Study Reports

Stage 3: Brief Development.

This stage will serve as the link between the two preliminary phases and the master planning design process. Using the information obtained from the Master Plan Inception Report and the Feasibility Studies, the consultant will prepare a comprehensive report that expands the Master Plan brief for the client's review and approval.

Challenges identified during the research and analysis phase will be addressed through proposed planning solutions. Alternative planning options will be developed, studied, and evaluated for their suitability.

This stage concludes with the identification and selection of the most viable planning directions to guide the subsequent steps of the master planning process.

Stage 3 Deliverable: Master Plan Interim Report with Redeveloped Client Brief

Stage 4: Conceptual Design.

At this stage, the consultant will undertake a detailed architectural and spatial analysis of the alternative planning options developed earlier. The assessment will consider site conditions, functional relationships, circulation patterns, land-use distribution, built-form typologies, and architectural character.

Based on this analysis, the most suitable planning concept will be selected for further refinement and development. This stage will establish the overarching spatial structure, architectural vision, and design principles that will guide the form, style, and identity of the proposed development.

Stage 4 Deliverable: Conceptual Master Plan Design

Stage 5: Preliminary Design.

The approved concept design will be advanced into a Preliminary Design, during which each project zone will be spatially resolved and assigned a corresponding physical component. An appropriate architectural and urban design style—aligned with the site's context, character, and intended functions—will be established to guide the development framework.

The consultants will then translate these refined design concepts into a draft Master Plan, incorporating preliminary layouts, circulation structures, land-use allocations, and built-form strategies. This draft Master Plan will serve as the basis for stakeholder engagement, review, and feedback.

Stage 5 Deliverable: Draft Master Plan and Preliminary Cost Estimates.

Stage 6: Final Master Plan Design

Upon approval of the draft, the consultant shall prepare the Final Master Plan, incorporating all stakeholder feedback, technical inputs, and design refinements. The approved Master Plan will then serve as the official guiding document for future development and implementation. The Final Master Plan shall include all relevant zoning and land-use information for the entire project, including but not limited to: zoning design, detailed spatial layouts for each zone, conceptual building designs, vehicular and pedestrian circulation networks, and provisions for services reticulation such as power, lighting, data, sewerage, water supply, stormwater management, and waste management. It shall also integrate comprehensive landscaping strategies and environmental sustainability measures.

The circulation infrastructure and services reticulation plans shall ensure that all physical systems within the development function efficiently, sustainably, and in full alignment with the overarching Master Plan.

The Landscaping Plan shall establish a high-quality, sustainable, and visually cohesive external environment. It will prioritize outdoor comfort, safety, accessibility, biodiversity, and ecological resilience across the development.

Stage 6: Deliverables:

- a) Final Master Plan Report including Cost Estimates***
- b) Pedestrian and Vehicular Circulation Infrastructure Design Report***
- c) Services and Utilities Reticulation report***
- d) Landscaping Design Report***

Stage 7: Environmental Assessment

An **Environmental Assessment** of the Master Plan shall be undertaken to ensure compliance with Kenya's environmental policy and statutory requirements. This assessment shall integrate environmental considerations into the development framework to promote sustainable planning practices.

Stage 8 Deliverable: Environmental and Social Impact Assessment (ESIA) Report.

Stage 8: Implementation Plan

The **Implementation Plan** shall define the phasing principles and timelines for project execution.

It shall provide a structured roadmap for the staged development of the project in accordance with financial, technical, and logistical priorities.

Other Requirements of the Consultancy Assignment

This project requires the engagement of a qualified consultancy firm or consortium to design a detailed development strategy that will:

- Assess the site's physical, environmental, social, and economic potential.
- Recommend viable, sustainable development models tailored to the thematic areas.
- Provide costed implementation options, funding strategies and governance frameworks.
- Ensure alignment with county planning policies, environmental impact considerations and sustainable land use principles.

Key Objectives

The overall goal is to develop a Land Use and Investment Master Plan that includes:

- Comprehensive site assessments, which include soil, water, access and environmental sensitivities.
- Feasibility studies for high-impact sectors including but not limited to agriculture (agribusiness), education, sports, hospitality and eco-tourism.
- A clear phasing and zoning plan for the land.
- An investment strategy and financial model with funding options.
- Detailed governance and management models for project execution.

Scope of Work

The consultancy firm or consortium will be expected to undertake the following activities:

1. Site Assessment

- Evaluate the physical, climatic and environmental characteristics of the site
- Infrastructure access and topographical analysis.
- Identification of environmental sensitivities and sustainable development practices.

2. Sector Feasibility Studies

Analysis and recommendations for the following sectors:

- Agriculture: Opportunities for high-value crops (e.g., aromatic or medicinal plants) in and out of greenhouses for agro-processing including in an EPZ.
- Education: Feasibility for establishing educational institutions (e.g., premier academies/school, TVET, Innovation Labs, college or training centre).
- Sports: Development of sports academies, training grounds, or stadiums.
- Hospitality: Opportunities for a lodge, conference and retreat centre or event venue.
- Eco-Tourism: Feasibility of conservation areas, cultural tourism, re-wilding and nature trails.
- Residential Development: Viability of mixed-use residential zones.

3. Market and Financial Analysis

- Demand-supply mapping and market trends.
- Investor interest, revenue potential and financial viability assessments.

4. Land Use Strategy and Spatial Planning

- Development of spatial layout and zoning.
- Phased implementation plan based on market demand and available infrastructure.

5. Investment and Governance Models

- Identification of viable investment models (PPPs, joint ventures, leases or direct development).
- Development of governance frameworks for effective land use and management.

Deliverables

The selected consultancy firm shall provide the following key deliverables:

- Key Deliverable Report outlining methodology and work plan.
- Sector Feasibility Reports for agriculture, education, sports, hospitality, eco-tourism, and residential development.
- Draft and Final Development Master Plan detailing comprehensive land use distribution, infrastructure and utilities.
- Spatial Concept and Phasing Plan detailing zoning, spatial layouts, and phasing strategy.
- Financial Model and Investment Roadmap detailing funding requirements, projected returns, and investment roadmap.
- Presentation to Stakeholders and Investors for engagement and buy-in.

Expected Outcomes

The consultancy assignment is expected to deliver:

- A bankable investment strategy for the land use.
- Clearly defined phases and zoning plans for diverse income-generating land uses.
- Attraction of both public and private investments.
- Improved land productivity and local economic development.

Consultant Qualifications

We invite proposals from consultancy firms or consortiums with expertise in the following areas:

- Land use planning, investment advisory and project finance.

A multidisciplinary team with sector-specific expertise in agriculture (agribusiness), education, real estate, tourism, environmental sustainability and infrastructure development.

- Familiarity with Kenyan regulatory frameworks and regional development priorities.
- Demonstrated experience in delivering high-impact sustainable development projects.