



KENYA ELECTRICITY GENERATING COMPANY PLC

KGN-BDD-03-2023

**EXPRESSION OF INTEREST (EOI) FOR SUB DEVELOPERS AND INDIVIDUAL
MANUFACTURING/PROCESSING FIRMS TO LEASE LAND AND SET UP AT THE
KENGEN GREEN ENERGY PARK IN OLKARIA, NAIVASHA – KENYA
(OPEN INTERNATIONAL).**

Date: 20th June 2023

CLARIFICATION No. 4

In accordance with the **Expression of Interest (EOI) for Sub Developers and Individual Manufacturing/Processing Firms to Lease Land and set up at The KenGen Green Energy Park in Olkaria, Naivasha – Kenya**, KenGen issues Clarification No. 4 as follows:

NO.	CLARIFICATION SOUGHT	KENGEN'S RESPONSE
1.	We would be interested in getting to know the exact location for the proposed Green Energy Park in Olkaria for purposes of planning for GSM and Fiber connectivity (or Private campus network). Your assistance will be highly appreciated.	The KenGen Green Energy Park is to be located at Olkaria in Naivasha sub county, 130Km from Nairobi, the capital city of Kenya
2.	Is the master plan already designed or not yet , if yes can it be shared to interested sub-developer.	The master plan has been designed but cannot be shared at this stage of the procurement process.
3.	The sub-developer is obligated to set up specific industries as stated in the EOI invitation , or the industries can be chosen depending on the needs or can be light industries only without setting the list of them	The EOI identifies industries based on the master plan. The developer, however can choose an industry based on the need and resource requirements.

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4.	As we always follow up the website of the tender's clarification, please confirm that the deadline is the 30th of June 2023 , and there is any intention for another extension for submission date	The tender closing date is 30 th June 2023 as per Addendum No. 1 issued on 18 th May 2023.
5.	If the tender can be submitted online with all the guaranteed precautions from both sides ?	No online submission for this tender.
6.	What are the utilities cost as it was mentioned that they are competitive	The utility costs shall be provided at the Proposals stage
7.	The scope of work is to connect the utilities, please explain, as far as I understand the main developer " KenGen" to construct and connect the utilities to the border of each sub-developer land. And the sub-developer will do it inside his land .	The main developer shall provide the necessary offsite infrastructure. The sub-developer shall develop allocated land as per requirements.
8.	The requested documents to be submitted , what do you mean by emerging economies?	Emerging economy is typical of any country that is experiencing rapid economic growth
9.	Concerning the quality certification , if we don't have one but the corporate group had one , noting that the corporate group is not working on developing industrial lands ,can we put this one	Quality certification for the umbrella corporate group shall suffice
10.	Maximum lease period that is acceptable i.e is a lease term of more than 20 years acceptable?	Lease period is up to 20 years which is renewable
11.	Minimum and maximum size of land to be leased.	The size is dependent on the type of industry to be set up and the requirements
12.	Are there any restrictions on the leased land usage ratio i.e developed vis-à-vis green space	No definite ration but green space to be provided.
13.	Estimated rent and service charge per unit measurement of the leased land, and escalation rates.	The rates shall be provided in subsequent proposal stage
14.	Share draft masterplan if available i.e. need to know	Relevant extracts of the

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	types of industries that will be located near our proposed data center.	master plan shall be provided during Proposal stage
15.	Estimated cost of power as a percentage of prevailing market rates.	The cost of power and utilities shall be provided during the proposal stage
16.	Types of amenities that will be provided and at what cost (if any) to the lessees.	Refer Section 1.3 iii of the EOI. The costs shall be provided in the proposal stage
17.	Lease surrender or termination terms i.e will KenGen purchase the developments from the sub-developer upon exit? Or will the sub-developer transfer the lease and sell the developments to any other investor?	The terms of agreement between the developer and the sub-developer shall be finalized upon closure of the proposals.
18.	Any other environmental and topographic factors to put into consideration	The site borders the Hell's Gate National Park

SUPPLIER ACKNOWLEDGEMENT OF CLARIFICATION No.4

We, the undersigned hereby certify that the clarification is an integral part of the document and the alterations set out in the clarification have been incorporated in the tender document.

Signed.....

Tenderer.....

Date.....