



TO ALL

BIDDERS

ADDENDUM

No. 4

**TENDER FOR LEASING AND MANAGEMENT OF INVESTMENT SITES IN
VARIOUS NATIONAL PARKS, RESERVES AND STATIONS;
TENDER NO: KWS/ONT/BDM/89 – 137, 141, 145/2025-2026**

Pursuant to Section 75 of the PPADA (2015) and clauses 5 and 19 of the tender documents, Kenya Wildlife Service wishes to make the following clarification on the above tender: -

Clarification

KWS Investment Guidelines

| ITEM | TENTED CAMP/ ECOLODGE/MOUNTAIN HUT | SELF CATERING/HOSTEL RESTAURANT/CAFÉ/SHO P/ADVENTURE EXPERIENCE | OPEN SITES |
|-------------------|---|--|--|
| Duration | 20 years renewable | 10-15 years, renewable | 5-20 years, renewable |
| Acreage | 5-20 acres depending on location | 1- 5 acres depending on location | 1-20 acres depending on location |
| Insurance | Tenant to insure the premise | Tenant to insure the premises | Tenant to insure the premises |
| RENT (Approx.) | Year 1 Rent Free Year 2- 50% of ground rent | Year 1 Rent Free Year 2- 50% of ground rent | Year 1 Rent Free |

| | | | |
|---|---|---|---|
| | <p>Year 3- 75% of ground rent</p> <p>Year 4 – 100% of rent payable</p> <p>Variable rent of USD 10 – 25 depends on locations as per KWS guidelines, payable monthly or quarterly in arrears.</p> | <p>Year 3- 75% of ground rent</p> <p>Year 4 – 100% of rent payable</p> <p>Fixed rent as per KWS guidelines, payable monthly in advance.</p> | <p>Year 2- 50% of ground rent</p> <p>Year 3- 75% of ground rent</p> <p>Year 4 – 100% of rent payable</p> <p>Fixed rent as per KWS guidelines, payable quarterly in advance.</p> |
| Capacity | 12-80 beds depending on the site location | 12-24 (Self Catering) 24-100 (Hostels) | n/a |
| Rent Free Period (construction period) | 6-18 Months | 6-18 months | 6-18 months |
| Escalation | <p>4% Per year for Kenya Shillings denominated rent</p> <p>2% Per year for US Dollar denominated rent.</p> | <p>4% Per year for Kenya Shillings denominated rent.</p> <p>2% Per year for US Dollar denominated rent.</p> | <p>4% Per year for Kenya Shillings denominated rent</p> <p>2% Per year for US Dollar denominated rent.</p> |
| Tender Performance Bond | 6 Months' Bond utilizable after signing of the lease contract | 6 Months' Bond utilizable after signing of the lease contract | 6 Months' Bond utilizable after signing of the lease contract |

Notes:

- The tender opening date and time remains the same.
- All other conditions of the tender remain the same.

To obtain further information on this tender kindly use the following email address:

hps@kws.go.ke

DEPUTY DIRECTOR SUPPLY CHAIN MANAGEMENT