



DETAILED DESCRIPTION OF EXPRESSION OF INTEREST (EOI) TO BUILD OWN AND OPERATE A GEOTHERMAL SPA COMPLEX AND ASSOCIATED FACILITIES IN MENENGAI GEOTHERMAL FIELD, NAKURU-KENYA.

REFERENCE NUMBER: GDC/BD/RU/EOI/001/2025-2026

1. INTRODUCTION

Geothermal Development Company (GDC) is a fully government-owned organization in Kenya's Ministry of Energy and Petroleum. GDC was formed in 2008 as a Special Purpose Vehicle (SPV) to accelerate the development of geothermal resources in Kenya through exploration, drilling, geothermal resource management and its utilization.

One of GDC's mandate is to promote geothermal direct-use and it is for this reason that GDC intends to invite interested investors to build, own and operate a Geothermal Spa and Associated facilities in the Menengai Geothermal Field, Nakuru-Kenya.

2. KEY INFORMATION

Energy Supply	Geothermal Development Company Limited (GDC)
EOI Reference Number	GDC/BD/RU/EOI/001/2025-2026
EOI Title	Expression of Interest (EOI) to Build Own and Operate a Geothermal Spa Complex and Associated Facilities in Menengai Geothermal Field, Nakuru-Kenya.
Date of Issue	9 th June 2026

Closing Date	10 th July 2026 at 1400HRS E.A TIME
Mode of Submission	Email to eoigdc@gdc.co.ke or Hand-delivery to the GDC KAWI Office (address below).
Submission Address	The Managing Director & CEO, GDC, Kawi House, South C Bellevue, Popo Lane, Off Red Cross Road, P.O. Box 100746-00101, Nairobi, Kenya
Language	English
Further Enquiries	eoigdc@gdc.co.ke Tel: +254 719 037 000 (Monday–Friday, 08:00–17:00 EAT, excluding public holidays)
GDC Website	www.gdc.co.ke

TERMS OF REFERENCE (ToR)

Table of Contents

1. INTRODUCTION	1
2. KEY INFORMATION	1
3. BACKGROUND INFORMATION	4
4. OBJECTIVE	4
5. SCOPE OF WORKS	4
6. FIRM PROFILE	6
7. PREPARATION OF THE EOI	7
8. EVALUATION CRITERIA	7
Confidential Business Questionnaire (CBQ)	7
Applicant has declared that they will not engage in any corrupt or fraudulent practices.	8
9. CONFIDENTIAL BUSINESS QUESTIONNAIRE (CBQ)	8
10. SELF DECLARATION THAT THE PERSON/INVESTOR IS NOT DEBARRED IN THE MATTER OF THE PUBLIC PROCUREMENT AND ASSET DISPOSAL ACT 2015. ..	11
<i>FOREIGN FIRMS SHOULD FILL AND SUBMIT EQUIVALENT FORMS AVAILABE IN THEIR COUNTRY OF ORIGIN.</i>	11
11. SELF DECLARATION THAT THE PERSON/INVESTOR WILL NOT ENGAGE IN ANY CORRUPT OR FRAUDULENT PRACTICE.	12
<i>FOREIGN FIRMS CAN SUBMIT EQUIVALENT FORMS AVAILABE IN THEIR COUNTRY OF ORIGIN.</i>	12
12. SUBMISSION	14
13. CLARIFICATIONS	14

3. BACKGROUND INFORMATION

One of GDC’s mandates is to promote alternative uses of geothermal energy, commonly referred to as Direct-Uses. One of the oldest and most popular Direct-Use application is the use of naturally existing geothermal heated hot springs and hot pools for bathing, wellness and therapeutic activities. GDC is seeking an investor to build, own and operate a Geothermal Spa Complex and Associated facilities within the Menengai Geothermal Field. GDC’s main role will be to supply geothermal energy to the Spa Complex.

Menengai is well suited for spa development due to reliable infrastructure and strategic location. It has all-weather road access, dependable power from Kenya Power and Lighting Company, available water, and land for sub-lease. Its proximity to Nakuru, Naivasha, Nairobi, Kericho and Eldoret ensures strong market access, while skilled labour supports operations. Upcoming projects such as an airport and dual carriage road will further enhance accessibility and tourism potential.

4. OBJECTIVE

GDC is seeking (a) partner(s) to Build, Own and Operate the aforementioned geothermal spa complex and associated facilities as GDC provides the geothermal fluids for those facilities.

5. SCOPE OF WORKS

The EOI referred to herein is ***“Expression of Interest to Build Own and Operate a Geothermal Spa Complex and Associated facilities in Menengai geothermal field, Nakuru-Kenya”***.

The project entails the development of a geothermal spa facilities structured around seven pillars of wellness:

- i. Relaxation
- ii. Movement
- iii. Nutrition
- iv. Sleep
- v. Mindfulness
- vi. Education
- vii. Creativity

It is envisioned that the project overview is as described below.

No.	Item	Description
i.	Site Location	<p>The Spa is to be established in Menengai geothermal field, Nakuru City-Kenya. The proposed location is n Menengai near the MW-02 site (Lat -0.189091°S, Long-36.050014°E). The site offers the following characteristics:</p> <ul style="list-style-type: none"> - Large area with considerable potential for future expansion and growth - Spectacular views of the caldera, peaceful environment with lush vegetation - Stable ground conditions capable of supporting building structures (subject to geotechnical survey) - Relatively well drained topography
ii.	Area	<p>The Spa Complex facilities are estimated to occupy 96,155 m² (approximately 23.7 acres)</p>
iii.	Geothermal Resource	<p>Energy demand will be met by the supply of brine with the following parameters:</p> <ul style="list-style-type: none"> - Temperature: 158°C - Pressure: 6 bar - Flow rate: 60 t/hr.
iv.	Amenities	<p>The following are the facilities that can be considered for inclusion in the spa complex:</p> <ul style="list-style-type: none"> - Reception and administration - Changing and shower rooms (male/female/accessible) - Hot indoor pools - Outdoor hot pools - Children’s pool - Cold plunges - Private therapy pools - Sauna and steam rooms

		<ul style="list-style-type: none"> - Massage and wellness rooms - Conference facilities - Meeting rooms - Education/resource centers - Restaurants - Plant room (heat exchangers, pumps) - Water treatment unit - Effluent cooling and disposal area - Helipad - Zip lines - Art and music studios - Health club and gymnasium - Curio shops - Cottages - Villas - Staff residences - Play courts - Amphitheatres and pavilions - Pedestrian walkways/reflexology walks - Nature trails - Organic gardens - Horse paddocks - Hammock sleeping zone
--	--	---

6. FIRM PROFILE

It is anticipated that investors responding to this EOI will be (an) individual firm(s) or JVs (with one firm designated as the lead firm). Interested investors should demonstrate relevant experience through references from previous assignments in geothermal spa development, hospitality, hotel management, tourism, or related sectors. Experience in the preparation and implementation of Public-Private Partnership (PPP) projects will be considered a significant advantage.

In case of Foreign Investors, it is further anticipated that local Investors (JVs) will also be incorporated in the team to meet the statutory local content requirement.

7. PREPARATION OF THE EOI

The EOI shall be written in the English language. The EOI shall provide the information under the evaluation Criteria below.

8. EVALUATION CRITERIA

The table below will be used for evaluation criteria and successful investors will be invited for the Request for Proposal.

No.	Mandatory Requirement	Expected Document	Pass	Fail
1.	Firms that bid jointly should submit consortium agreements between the parties, with the roles of each party clearly defined. (Not more than one consortium agreement of the same firms will be accepted.)	Consortium Agreements		
2.	Proven track record in similar assignments or projects.	Evidence of Track record		
3.	Applicant is a legally registered entity	Certificate of Incorporation / Business Registration		
4.	Applicant has submitted a signed cover letter or declaration on company letterhead	Signed cover letter providing the names whether		
5.	Applicant has provided company registration and ownership details	CR12 (Kenya) or equivalent shareholders / directors declaration		
6.	Confidential Business	Fully filled CBQ		

	Questionnaire (CBQ)			
7.	Applicant has declared non-debarment / non-blacklisting by PPRA or equivalent body	Filled and Signed self-declaration (SD1)		
8.	Applicant has declared that they will not engage in any engage in any corrupt or fraudulent practices.	Filled and Signed self-declaration (SD2)		

9. CONFIDENTIAL BUSINESS QUESTIONNAIRE (CBQ)

You are requested to give the particulars indicated in Part 1 and either Part 2(a), 2(b) or 2(c) whichever applies to your type of business. You are advised that it is a serious offence to give false information on this Form.

Part 1 – General Information

Business Name	
Business Registration Certificate No.	
Nature of Business	
Physical Location of Business Premises (Plot No., Street/Road)	
Postal Address	
Telephone No.	

Fax No.	
Email Address	
Website	

Part 2(a) – Sole Proprietor

Name in Full	
Age	
Nationality	
Country of Origin	
Citizenship Details (By Birth / Naturalization / Registration)	

Part 2(b) – Partnership

No.	Name	Nationality	Citizenship Details	% Shares
1.				
2.				

3.				
4.				

Part 2(c) – Registered Company

Private or Public Company	
----------------------------------	--

No.	Name of Director	Nationality	Citizenship Details	% Shares
1.				
2.				
3.				
4.				
5.				

Date:
.....

Signature of
Candidate:
.....

If a Kenya Citizen, indicate under "Citizenship Details" whether by Birth, Naturalization or Registration.

10. SELF DECLARATION THAT THE PERSON/INVESTOR IS NOT DEBARRED IN THE MATTER OF THE PUBLIC PROCUREMENT AND ASSET DISPOSAL ACT 2015.

FOREIGN FIRMS SHOULD FILL AND SUBMIT EQUIVALENT FORMS AVAILABLE IN THEIR COUNTRY OF ORIGIN.

FORM SD1

SELF DECLARATION THAT THE PERSON/INVESTOR IS NOT DEBARRED IN THE MATTER OF THE PUBLIC PROCUREMENT AND ASSET DISPOSAL ACT 2015

I of Post Office Box being a resident of in the Republic of do hereby make a statement as follows:

- 1. THAT I am the Company Secretary / Chief Executive / Managing Director / Principal Officer / Director of (insert name of the Company) who is a Investor in respect of EOI No. For (insert EOI title/description) for (insert name of the Procuring entity) and duly authorized and competent to make this statement.
- 2. THAT the aforesaid Investor, its Directors and subcontractors have not been debarred from participating in procurement proceedings under Part IV of the Public Procurement and Asset Disposal Act, 2015.
- 3. THAT what is deponed to hereinabove is true to the best of my knowledge, information and belief.

Title: Signature: Date:
.....

Investor's Official Stamp:

11. SELF DECLARATION THAT THE PERSON/INVESTOR WILL NOT ENGAGE IN ANY CORRUPT OR FRAUDULENT PRACTICE.

FOREIGN FIRMS CAN SUBMIT EQUIVALENT FORMS AVAILABLE IN THEIR COUNTRY OF ORIGIN.

FORM SD2

SELF DECLARATION THAT THE PERSON/EOIER WILL NOT ENGAGE IN ANY CORRUPT OR FRAUDULENT PRACTICE

I of Post Office Box being a resident of in the Republic of do hereby make a statement as follows:

- 4. THAT I am the Company Secretary / Chief Executive / Managing Director / Principal Officer / Director of (insert name of the Company) who is a Investor in respect of EOI No. For (insert EOI title/description) for (insert name of the Procuring entity) and duly authorized and competent to make this statement.
- 5. THAT the aforesaid Investor, its servants and/or agents/subcontractors will not engage in any corrupt or fraudulent practice and has not been requested to pay any inducement to any member of the Board, Management, Staff and/or employees and/or agents of (insert name of the Procuring Entity) which is the procuring entity.
- 6. THAT the aforesaid Investor, its servants and/or agents/subcontractors have not offered any inducement to any member of the Board, Management, Staff and/or employees and/or agents of (name of the procuring entity).
- 7. THAT the aforesaid Investor will not engage/has not engaged in any collusive practice with other Investors participating in the subject EOI.
- 8. THAT what is deponed to hereinabove is true to the best of my knowledge, information and belief.

Title: Signature: Date:
.....

Investor's Official Stamp:

12. SUBMISSION

12.1 Electronic Submission

EOI documents submitted electronically must be emailed to eoigdc@gdc.co.ke with the subject line: "**EOI Reference No. GDC/BD/RU/EOI/001/2025-2026.**" Emailed submissions must be in PDF format.

12.2 Physical Submission

Alternatively, EOI documents may be hand-delivered in a sealed plain envelope, clearly marked on the outside:

"EOI REF: GDC/BD/RU/EOI/001/2025-2026- Expression of Interest to Build, Own and Operate a Geothermal Spa Complex and Associated facilities in Menengai geothermal field, Nakuru-Kenya."

Addressed To: The Managing Director & CEO
Geothermal Development Company (GDC)
Kawi House, South C Bellevue, Popo Lane, Off Red Cross Road
P.O. Box 100746-00101, Nairobi, Kenya

Deposited at GDC Offices at KAWI House, Supply Chain Office Ground Floor to box labeled "Resource Utilization."

One (1) original and one (1) copy must be submitted for physical submissions

13. CLARIFICATIONS

All clarifications can be sought through the contacts below:

Office	Geothermal Development Company
Email	eoigdc@gdc.co.ke
Telephone	+254 719 037 000
Office Hours	Monday to Friday, 08:00 – 17:00 EAT (excluding public holidays)
Physical Address	Kawi House, South C Bellevue, Popo Lane, Off Red Cross Road, Nairobi, Kenya

Website	www.gdc.co.ke
----------------	--

GDC reserves the right to accept or reject any or all applications without the obligation to assign any reason for the decision.