

This Addendum is issued pursuant to the original RFP and serves to amend, clarify, and enhance certain provisions for transparency and bidder alignment.

Current instructions (RFP)	Replacement Addendum
<p>Clarifications may be requested no later than <b>four (7) days</b> prior to the submission deadline. (page 29)</p>	<p>Clarifications may be requested no later than <b>four (4) days</b> prior to the submission deadline.</p> <p><b>Rationale:</b> <i>This amendment is intended to align the number of days in both textual and numeric formats and to accommodate internal timelines. However, all efforts will be made to address clarifications comprehensively despite the reduced window.</i></p>
<p><b>MR3</b> : Provide evidence of registration and valid practicing license of the firm from BORAQS and EBK (page 33)</p>	<p>M3 : Provide evidence of registration and valid practicing license of the firm from either BORAQS (Board of Registration of Architects and Quantity Surveyors) <b>or</b> EBK (Engineers Board of Kenya), depending on the professional discipline of the bidding entity</p> <p><b>Rationale:</b> <i>This change reflects the distinct regulatory jurisdictions applicable to architecture and engineering firms and removes any ambiguity on dual registration requirements.</i></p>
Request for clarification	
Quiz 1	Response
<p>Could you please consider waiving the financial proposal, and conduct the request for proposal (RFP) using the Quality Based Selection (QBS) method, where the consultancy fees would be based on the Scale of Fees in Cap 525: Architects and Quantity Surveyors Act of the Laws of Kenya?</p>	<p>While the provisions of Cap 525 may apply to architectural and quantity surveying services, the scope of this RFP extends beyond these disciplines to include civil, structural, MEP, EIA, and related consultancy services. Accordingly, a Quality and Cost-Based Selection (QCBS) approach shall be applied to balance technical expertise and financial value.</p> <p><b>Note:</b> <i>The applicable scale of fees may be used as a <b>benchmark</b> during evaluation for relevant disciplines but not as a substitute for submitting a financial proposal.</i></p>
Quiz 2	Clarification
<p>We note that the scope of works for the above referenced tender, that would inform us about the scale of the proposed office block, has not been provided, making it difficult to provide a financial proposal.</p>	<p>The proposed Wakili Tower development is a flagship Grade A office facility situated on Gitanga Road. The scope includes the construction of an approximately <b>10,000sqm built-up area in two phases</b>, with a minimum of <b>Ground + 6 floors</b>, integrated <b>parking facilities</b>, and high-performance utility systems. The design will incorporate sustainability features in line with green building standards.</p> <p><b>Deliverables for the Consultancy Team Include:</b></p> <ul style="list-style-type: none"> <li>• Concept and schematic designs</li> <li>• Detailed architectural and engineering drawings</li> <li>• Bills of Quantities</li> <li>• Environmental Impact Assessment (EIA) documentation</li> <li>• Construction tender documentation and oversight</li> </ul>

	<p><b>Note:</b> A comprehensive scope of works will be finalized in consultation with the appointed consultant, but bidders must price based on typical outputs for a mixed-use office facility of this scale.</p>												
Quiz 3	Clarification												
<p>With regards to <b>RFP TENDER NUMBER LSK/OT/01/2025</b>, we are requesting for additional information to facilitate in providing a near accurate financial estimate for this proposed work.</p> <p>We would appreciate if you could furnish with the following:</p> <ul style="list-style-type: none"> <li>• Floor area of the proposed office block</li> <li>• Scope of work</li> <li>• Accommodation schedule for the proposed office block</li> </ul>	<p>Please find below the additional information as requested to assist you in preparing a comprehensive financial estimate:</p> <p><b>🏢 Floor Area of the Proposed Office Block</b></p> <ul style="list-style-type: none"> <li>• <b>Approximate Gross Floor Area (GFA): 10,000 square metres</b> (as stated in the conceptual brief and referenced in the RFP under project description)</li> </ul> <p><b>📋 Scope of Work:</b></p> <p>The project entails a phased development of a Grade A, mixed-use office building on Gitanga Road, designed to serve as the Law Society of Kenya’s headquarters and income-generating asset.</p> <p><b>Phase 1</b> (2025–2027) will comprise:</p> <ul style="list-style-type: none"> <li>• Ground + 6 upper floors of commercial office space</li> <li>• Energy-efficient and smart building design</li> <li>• Secure parking</li> <li>• Restaurant, banking hall, reception, and amenities</li> </ul> <p>The selected firm will be required to provide:</p> <ul style="list-style-type: none"> <li>• Full consultancy services including architectural, structural, MEP, quantity surveying, and project management</li> <li>• Design development to post-contract supervision</li> <li>• Coordination with statutory authorities for approvals</li> </ul> <p><b>🏠 Accommodation Schedule (Provisional)</b></p> <table> <thead> <tr> <th>Floor</th><th>Key Spaces</th></tr> </thead> <tbody> <tr> <td>Ground Floor</td><td>Reception/Lobby, Banking Hall, Restaurant, Core, Washrooms</td></tr> <tr> <td>1st Floor</td><td>Offices, Core, Lobby, Washrooms</td></tr> <tr> <td>2nd – 9th Floors</td><td>Typical Office Floors with Washrooms and Circulation Core</td></tr> <tr> <td>10th Floor</td><td>Restaurant, Kitchen, Bar, Core, Washrooms</td></tr> <tr> <td>Basement/Parking</td><td>Provision for secure tenant/member parking (exact capacity TBD)</td></tr> </tbody> </table> <p><i>Please note:</i> A detailed accommodation schedule will be finalized post-consultant engagement.</p>	Floor	Key Spaces	Ground Floor	Reception/Lobby, Banking Hall, Restaurant, Core, Washrooms	1st Floor	Offices, Core, Lobby, Washrooms	2nd – 9th Floors	Typical Office Floors with Washrooms and Circulation Core	10th Floor	Restaurant, Kitchen, Bar, Core, Washrooms	Basement/Parking	Provision for secure tenant/member parking (exact capacity TBD)
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#### 5. Additional Notes

- The evaluation will follow a QCBS model, with a detailed scoring matrix provided in the amended RFP document.
- A separate clarification notice will address queries received after this addendum, within the prescribed timeline.

**Issued By:**  
Law Society of Kenya (LSK)