

## **Consultancy Assignment:**

### **Feasibility study on Development of Civic Wellness Facility Situated In Kenya.**

#### **About Inuka Kenya Ni Sisi:**

Inuka Kenya Ni Sisi! is a Kenyan grassroots social movement organization founded in 2009 and registered/incorporated as a Company Limited by Guarantee in 2012. It envisions a peaceful, united and well-governed Kenya with equal economic and social opportunity for all citizens. The organization exists to empower Kenyan citizens to improve their lives and demand good governance as a means to achieve socio-economic growth and equality of opportunity among all Kenyans. It aims to curate a social movement (the Ni Sisi! Movement) that will seek to unite Kenyans to forge a collective identity, drive transformation in leadership and improve maisha — wellbeing — for all Kenyans. To this end, Inuka supports community groups/organizations and collaborates with initiatives at the local, national and regional level to build capacity and linkages for effective collective action. Inuka Kenya Ni Sisi!’s philosophy is underpinned by the concept of “dignity before development” — each individual’s inherent dignity must be upheld at all levels of interaction.

Inuka Kenya has developed three strategic objectives which, together, will form the basis upon which citizens at the local level will find their efforts to take charge of their citizenship and governance processes. As such, the three objectives are the key pillars that will support the creation of a Ni Sisi! Social movement. **These three objectives are:**

1. Strategic Objective 1: *Restructuring the Public Sphere:*

To create and curate narratives that seek to restructure the Kenyan public sphere using knowledge platforms, technology products and engaging civic actors and institutions within a framework of Utu.

2. Strategic Objective II: *Enhance Individual Agency, Dignity and Livelihoods:*

To harness a collective positive and resilient identity in order to build, protect, restore and ensure human dignity for all.

### 3. Strategic Objective III: *Transition to a National Social Movement:*

To transition from a civil society organisation - through partnerships, collaboration and membership development, to a national social movement of active citizens who hold governments to account.

### **About the Project**

Inuka Kenya Ni Sisi! Ltd is implementing the Wellness Hub Program—an initiative designed to provide civic actors with safe and supportive spaces to heal, reflect, learn, and grow. Recognizing the increasing threats and pressures faced by civic actors—including physical, emotional, mental, and spiritual strain—Inuka aims to establish a dedicated wellness facility. To support this, the organization seeks to engage a qualified consultant or consultancy firm to assess the viability of identified land parcels for this purpose.

### **Objectives of the Assignment**

The overall objective is to conduct a baseline assessment and due diligence on three proposed land parcels in Narok, (10 acres at Esupetei), Nanyuki- Mutirithia, (10 acres on Naibor- Endana Rd.) and Ndauni (20 acres on Kitui/Kibwezi Rd. next to Ndauni shopping centre) to determine their suitability for establishing a wellness facility. The specific objectives are to:

1. Conduct due diligence checks on the legal, environmental, and physical attributes of each parcel of land.
2. Assess suitability based on:
  - a) Alignment with Inuka’s core wellness mandate for civic catalysts.
  - b) Long-term sustainability, including viable business and operational models.
  - c) Cost-effectiveness in acquisition, development and usability considering a limited budget.
3. Develop a comprehensive facility development proposal that includes concept design, phased implementation, and sustainability planning.

### **Deliverables/Expected Outputs**

The consultant will work closely with Inuka staff to refine the proposed scope of work prior to commencement of the assignment.

The key deliverables aligned with the objectives of the due diligence on the viability of land for a wellness facility are as follows:

### **Key Deliverables**

#### **1. Preliminary Assessment Report**

Summary of initial observations on the suitability of land in Narok, Nanyuki, and Ndauni, including land use, accessibility, environmental factors, and community context.

#### **2. Wellness Landscape Brief**

A contextual overview of the state of wellness among civic actors in Kenya, Tanzania, and Uganda to inform the facility's design and relevance.

#### **3. Due Diligence Report**

Verify land ownership and title status, assess zoning, land use restrictions, and permitting requirements, conduct environmental screening e.g., flood risk, contamination, biodiversity, and review infrastructure availability.

#### **4. Development Concept Proposal**

A detailed proposal outlining the facility's concept design, phased implementation plan, budget estimates, and sustainability strategy, including partnerships and revenue options.

### **Work plan and Time Schedule**

The assignment will commence on July 01, 2025 and be completed and a final report submitted by August 15, 2025

### **Consultant's Profile**

The ideal consultant/firm should demonstrate a multidisciplinary background and the ability to provide a technically sound and contextually relevant assessment.

### **Minimum Qualifications and Experience:**

A relevant degree in Land Economics, Urban and Regional Planning, Environmental Studies, Real Estate, Development Studies, Public Health, Projects Management or related fields from a recognized university.

**Technical Competencies:**

1. At least five (5) years of professional experience conducting feasibility studies, land due diligence, or baseline assessments, particularly within Kenya or East Africa.
2. Demonstrated expertise in land use assessment, property valuation, environmental impact analysis, or spatial planning.
3. Proven experience in conducting multi-site assessments with a capacity to evaluate geographic, socio-economic, and infrastructural factors.
4. Understanding of wellness programming and facility development, particularly models that integrate economic and psychosocial sustainability.
5. Knowledge of business modeling and assessing long-term sustainability strategies for development projects.
6. Sound understanding of legal and policy frameworks governing land acquisition, ownership, zoning, and development in Kenya.
7. Demonstrated capacity to analyze, synthesize, and present data clearly in written and visual formats.

**Budget and Logistics**

The consultant shall submit the proposed budget with broken down costs for particular items, for the assignment, including breakdown and justification. Prices quoted should be inclusive of all taxes and delivery costs to the required site (where applicable) and must be in Kenya Shillings and shall remain valid for One Hundred and Twenty (120) days from the closing date of the tender.

**Submission of proposals /EOI**

Based on the above, Inuka is inviting interested parties to submit expressions of interest. Individuals or firms applying shall detail the following:

1. Consultants' profile and capability statement describing the technical capacity and experience of the firm or group of individuals.
2. Names and resume of individual(s) or team members proposed and their roles in the achievement of the assignment.
3. Testimonials and sample reports of similar assignments taken in the recent past.
4. Technical Proposal interpretation of the Terms of Reference (TORs).
5. Financial Proposal clearly demonstrating the costs of the consultancy.
6. Detailed implementation plan and time frames.

Inuka reserves the right to accept or reject any tender and may annul the tendering process and reject all tenders at any time prior to contract award without thereby incurring any liability to the affected tenderer or tenderers.

The proposal shall be sent, in soft, to the following email: [procurement@inukakenya.com](mailto:procurement@inukakenya.com)

**The deadline for submission is June 16th, 2025. Only shortlisted candidates will be contacted.**