

MALDIVES INDUSTRIAL FISHERIES COMPANY LTD (MIFCO)

Terms of Reference (TOR):

**Architectural Services for the
Renovation and Redesign of MIFCO
Masfiharaa-1 and Adjacent
Restaurant Land**

BID REFERENCE NO: 134-PRO/I/2025/160

Date: 31st July 2025

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BID REFERENCE	134-PRO/I/2025/160
REQUEST FOR PROPOSALS (RFP)	30 Th July 2025
LAST DATE AND TIME FOR RECEIPT OF BIDS	6 Th August 2025 01:00 pm
TIME AND DATE OF THE OPENING OF BIDS	6 Th August 2025 02:00 pm
BID SUBMISSION	Bids should be submitted only to contract@mifco.mv email.
ADDRESS OF COMMUNICATION	Procurement Department, Maldives Industrial Fisheries Company, Hilaalee Magu, Maafannu, Male, Maldives



1. INVITATION TO BID

Maldives Industrial Fisheries Company Ltd. (MIFCO) hereby invites qualified and experienced architectural firms or individual architects to submit proposals for the comprehensive renovation and redesign of the MIFCO Masfiharaa-1 shop and the adjacent restaurant land, to be developed as a single integrated commercial space.

The selected consultant will be responsible for delivering a full range of architectural services, including but not limited to:

- Conceptual and detailed design development
- Preparation of tender and construction documentation
- Oversight and technical support during the construction phase

2. BACKGROUND

Maldives Industrial Fisheries Company Ltd. (MIFCO) operates a retail outlet known as Masfiharaa-1, located in a prime commercial area. As part of its business development and customer experience enhancement strategy, MIFCO has acquired the adjacent restaurant land with the intention of integrating it into a unified, modern retail space.

The current layout and design of Masfiharaa-1 no longer fully support MIFCO's operational and branding objectives. Therefore, the company seeks to renovate and redesign the combined site to reflect modern architectural standards, improve space utilization, and create a visually appealing, efficient, and customer-friendly environment. This project is part of MIFCO's broader effort to enhance its delivery service and reinforce its corporate image in line with contemporary retail expectations.

3. PROJECT SCOPE

The scope of this project involves the complete renovation and redesign of the existing MIFCO Masfihaara-1 shop, including the adjacent restaurant land as an integrated extension. This including but not limited to the following:

MIFCO Head Office, Male'

T. +(960) 332 3932 F. +(960) 332 3955
E. info@mifco.mv W. mifco.mv

Felivaru Fisheries Complex
T. +(960) 302 3399

Kooddoo Fisheries Complex
T. +(960) 302 3344

Kandu Oiy Giri Fish Village
T. +(960) 302 3366

Addu Fisheries Complex
T. +(960) 302 3388

- Modernizing the overall aesthetic and functionality of the combined interior and exterior space.
- Comprehensive exterior design for the entire renovated structure.
- Optimizing the layout to improve operational efficiency across the expanded area.
- Enhancing customer and staff experience within the unified space.
- Ensuring compliance with relevant building codes and safety standards for the entire project.
- Integration of new design elements while considering existing structural constraints and the seamless connection between the original shop and the new extension.

4. SITE INFORMATION

The architectural design should consider the existing layout of the Masfihaara-1 shop and the dimensions for the proposed redesign, now encompassing the adjacent restaurant land. The appendix 1 below shows the drawing of space.

Key dimensions of the current Masfihaara-1 shop and adjacent restaurant land include:

Approximate Total Area: 366.2 m2 (4000 sqft)

The redesign will expand upon the existing Masfihaara-1 to include the adjacent restaurant land, creating a modern, efficient, and aesthetically pleasing combined space.

5. SCOPE OF SERVICES / DELIVERABLES

The selected architectural firm/individual will be responsible for providing a full suite of architectural services, including but not limited to:

- **Conceptual Design:** Development of initial design concepts, including sketches, preliminary plans, and both interior and exterior design concepts.

- **Detailed Design Development:** Refinement of approved concepts into detailed architectural drawings, sections, and material specifications for both interior and exterior elements.
- **Documentation:** Preparation of all necessary tender documents, construction drawings, specifications, and other relevant documentation.

6. DESIGN PREFERENCES

While architects are encouraged to unleash their creativity in designing the space, we'd like to highlight an option to incorporate MIFCO's brand identity. The primary colors of the MIFCO logo: Blue (light or dark blue are both suitable), Red, and White will offer a strong foundation. Architects are welcome to utilize this color scheme as a starting point, or they are entirely free to propose alternative color schemes. The goal is a modern design that enhances the overall aesthetic of the combined space.

7. PROJECT TIMELINE

The anticipated duration for the architectural services, from conceptual design to the completion of detailed documentation and oversight during construction, is approximately two (2) months. Adherence to this timeline is critical for project success.

8. KEY REQUIREMENTS FOR CANDIDATES:

- **Demonstrated Experience:** Candidates must showcase extensive experience in similar interior and exterior renovation and redesign projects, particularly within commercial or industrial environments. A proven track record of delivering innovative, practical, and successful architectural solutions is essential.
- **Efficiency and Timeliness:** The ability to execute the project with high efficiency and strict adherence to established timelines is critical. We require a candidate who can ensure the project progresses smoothly, meets all milestones, and is completed within the agreed timeline in a timely manner.

9. PROPOSAL SUBMISSION REQUIREMENTS

Interested architects are requested to submit their proposals, detailing the following:

- **Qualifications:** Overview of the firm/individual's qualifications, including licenses, certifications, and team structure.
- **Relevant Project Experience:** A portfolio showcasing similar interior and exterior renovation and redesign projects, highlighting their role and outcomes.
- **Proposed Methodology:** A detailed outline of the approach and methodology proposed for this project, including a preliminary timeline aligned with the two-month duration.
- **Fee Structure:** A clear outline of the proposed fee structure for the comprehensive architectural services.

10. EVALUATION CRITERIA

The evaluation criteria and scoring method are outlined below:

Criteria	Details	Points
Financial Proposal	Cost-effectiveness and transparent fees.	40%
Technical Proposal and Methodology	Design concept, project approach, and understanding of MIFCO's needs. Includes innovation, modern aesthetics, functionality, feasibility of project plan, and responsiveness to the TOR.	30%
Experience	Demonstrated experience in similar projects within the last five (5) years, including both interior and exterior commercial/retail renovation work. Evaluation will consider track record, quality of portfolio, and relevant qualifications of the individual/team.	30%
Total Points		100%

11. CONDITIONS OF PARTICIPATION

Participation in this Request for Proposal (RFP) is subject to the following conditions:

- **Eligibility:** Bidders must be legally registered architectural firms or licensed individual architects eligible to operate in the Maldives or internationally. Proof of valid registration or licensing must be submitted with the proposal.
- **Conflict of Interest:** Bidders must confirm that they are not engaged in any activity that may cause a conflict of interest in connection with this project. Any actual or perceived conflict must be disclosed at the time of submission.
- **Compliance:** All proposals must comply with the requirements and specifications set forth in this TOR. Non-compliant or incomplete proposals may be disqualified.

12. RIGHTS AND DISCLAIMERS

Maldives Industrial Fisheries Company Ltd. (MIFCO) reserves the right to exercise full discretion in the procurement process. This includes the right to:

- Accept or reject any or all proposals.
- Cancel or amend this RFP without assigning any reason.
- Enter into direct negotiations with shortlisted bidders.
- Award the contract to one or more suppliers as deemed fit

13. AWARD OF CONTRACT

The contract for the renovation and redesign of the Masfiharaa-1 shop will be awarded to the bidder that achieves the highest total score based on the evaluation criteria outlined in this TOR.

A Letter of Intent to Award will be issued to the selected bidder, formally notifying them of their successful proposal. Upon final confirmation and acceptance, the contract will be executed in line with MIFCO's procurement procedures.



All other participating bidders will be informed in writing that their bid was not selected. This notification will serve as acknowledgment of their participation and the conclusion of the selection process.

14. QUERIES

Any query regarding this RFQ should be sent by e-mail to bid@mifco.mv at least 2 days before the date of submission of the bid.

15. DATE OF SUBMISSION OF BIDS

The deadline for submission of bids is 6th August 2025, at 13:00 PM. Bids submitted after the deadline and incomplete bids will not be accepted. Bids should be submitted to contract@mifco.mv email

APPENDIX- MASFIHARAA-1 AND ADJACENT RESTAURANT DRAWING

