



**MAAFUSHI
ISLAMIC TOURISM
PVT LTD**

C24712024

Request for Proposal

**Architectural Detail Design for Islamic Tourism Hotel and Service
Building**



Dear Prospective Vendors,

Maafushi Islamic Tourism Private Limited (MIT) is seeking to identify vendors who can do the Architectural Detail Design for an Islamic Tourism Hotel and a Service Building. We invite vendors with registered businesses and relevant experience and expertise to submit their proposals.

1. Company Background

Maafushi Islamic Tourism Private Limited (MIT) is a newly formed subsidiary of the Maldives Hajj Corporation Limited and Maafushi Local Authority Company Limited. Established during November 2024, the company is dedicated to the development of Sharia-compliant tourism infrastructure in the Maldives, specifically in the popular tourist destination of Maafushi. The company aims to create a welcoming and enriching environment for travelers through its diverse range of tourism-related services, including Islamic-compliant accommodations, Halal dining options, and Sharia-guided cultural experiences.

As part of its growth strategy and in line with its core mission to promote Islamic tourism, Maafushi Islamic Tourism Private Limited is currently seeking proposals for Architectural Detail Design Services for its flagship Islamic Tourism Hotel and Service Building project. This project is a pivotal component of the company's vision to establish a sustainable, Sharia-compliant destination for both local and international visitors to Maafushi.

2. Project Overview

Maafushi Islamic Tourism Private Limited is inviting proposals from qualified architectural vendors for the Architectural Detail Design services for the Islamic Tourism Hotel and Service Building project in Maafushi. These developments are integral to the company's strategy of expanding its presence in the local tourism market, focusing on Sharia-compliant services and infrastructure.



a) Islamic Tourism Hotel

- **Total Area:** 8,184.12 sqft
- **Number of Floors:** 13
- The hotel will offer Islamic-compliant accommodations, including guest rooms, suites, dining facilities, and recreational spaces.
- The design should incorporate privacy, comfort, and tranquil spaces for guests, with specific attention to prayer areas, Halal food services, and spaces for cultural activities.
- Sustainability, energy efficiency, and eco-friendly features should be integrated, following Islamic principles of environmental stewardship.

b) Service Building

- **Total Area:** 1,978 sqft
- **Number of Floors:** 7
- The Service Building is designed primarily for staff accommodation and operational support for the hotel. It will include:
 - Staff Accommodation: Providing comfortable living spaces for hotel staff, ensuring privacy and comfort.
 - Warehouse and Laundry: A facility for storing supplies and laundering hotel linens and uniforms.
 - Training Hall: A dedicated space for staff training and development, focusing on Islamic hospitality and operational excellence.
- The Service Building's design should ensure efficiency, safety, and functionality, while complementing the overall aesthetic and operational needs of the Islamic Tourism Hotel.



3. Scope of Work

The scope of this project includes the preparation of the following deliverables for both the Islamic Tourism Hotel and Service Building:

a) **Architectural Detail Design:**

- Detailed design and layout of both buildings, including floor plans, elevations, and sections.
- Sharia-compliant design elements, such as prayer areas, privacy-focused spaces, and Halal dining facilities for the hotel.
- Integration of sustainability features, including energy-efficient solutions and environmentally friendly materials.
- A functional design for the Service Building to accommodate staff housing, warehouse facilities, laundry, and training spaces.

b) **Structural Design:**

- Design of the structural framework for both the hotel and service building, ensuring safety, durability, and stability while adhering to local building codes.
- Compliance with any international standards for hotel and service building constructions.

c) **Bill of Quantities (BOQ):**

- A detailed breakdown of the materials, labor, and other costs associated with the construction of both buildings.
- The BOQ should align with the architectural and structural designs and provide accurate estimates for budgeting and project management.



4. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

a) Price (70%)

- The total cost of the architectural design services, structural design, and preparation of the Bill of Quantities (BOQ).
- Proposals should provide a clear and comprehensive breakdown of costs, ensuring the pricing reflects the full scope of work and delivers value for money.
- No advance payment will be made under this contract.
- Vendors may submit quotations that include a progressive payment schedule based on milestones or completion of specific stages of the work (e.g., completion of conceptual design, approval of detailed designs, submission of BOQ, etc.).
- Payment will be made upon successful completion of each agreed milestone, and each stage will be tied to specific deliverables. The progressive payment structure should be clearly outlined in the submission.

b) Time of Completion (20%)

- The timeline for completion of the design work, including key milestones for the architectural, structural, and BOQ components.

c) Experience (10%)

- Vendors are required to provide reference letters from past clients.
- Points will be assigned based on the number of reference letters submitted, with two points awarded for each valid reference. Only reference letters from projects completed within the last five years will be considered. Additionally, no more than two references may be submitted from the same company or institution.

Each reference letter must include:

- A brief description of the project, detailing the scope of work and value.
- Contact information for the project owner or their representative.



5. Information Session

As part of the RFP process, all interested vendors must attend a mandatory information session. The purpose of this session is to provide a comprehensive overview of the project requirements, clarify any doubts, and ensure that all vendors have a clear understanding of the scope and expectations.

- **Date and Time of Information Session:** 12th January 2025, 11:00hrs
- **Location:** Maafushi Islamic Tourism Pvt Ltd, G. Sikandharu, Lonuziyaaraii magu, Male' (Hajj Corporation Office building)
- **Attendance Requirement:** Only those vendors who attend the information session will be eligible to submit proposals.

6. Submission Requirements

Interested vendors must submit the following documents and information:

a) **Company Profile:**

- Background of the firm, including relevant experience in designing tourism facilities.

b) **Technical Proposal:**

- Detailed methodology and approach to the design of the Islamic Tourism Hotel and Service Building.
- Proposed architectural and structural design concepts that align with the Sharia-compliant vision of the project.
- Sustainability and environmental considerations within the design.

c) **Cost Proposal:**

- A detailed breakdown of costs for architectural design, structural design, and Bill of Quantities preparation.
- The proposal should be clear, transparent, and aligned with the overall scope of work.



d) Project Timeline:

- A clear timeline with milestones for each phase of the design process, from initial concept to final design submission.
- Estimated completion dates for the architectural, structural, and BOQ deliverables.

e) References:

- Reference letters from previous clients for whom similar work has been completed. These should include contact details and a brief description of the project scope and its value.

7. Proposal Submission Deadline

All proposals must be submitted as per the following:

- Venue: Maafushi Islamic Tourism Pvt Ltd, G. Sikandharu, Lonuziyaaraii Magu, Male' (Hajj Corporation Office building)
- Date: 19th January 2025
- Time: 11:00hrs

Late submissions will not be considered.

8. Confidentiality/Disclaimer

The proposals submitted under this RFP will not be binding upon either party unless and until a formal Purchase order and related documents are fully executed by MIT. The terms and conditions presented in this RFP are subject to change upon negotiation. The material contained in the proposals submitted will be considered as confidential. It will be solely intended and used for the purpose of the caption subject of this RFP and will not to be copied nor disclosed to any other person. If MIT does not enter in the contemplated transaction, MIT will continue to keep such information and material in this proposal confidential. MIT reserves the right to modify or cancel the RFP process at any time.

We thank you for your interest in this opportunity and look forward to your submissions

For further inquiries or clarifications regarding this RFP, please contact [+9607775864].
Thank you for your interest.