بسم الله الرحمن الرحيم

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Regd No: C-0945/2017

REQUEST FOR PROPOSAL (RFP)
DEVELOPMENT OF THE ISLAMIC UNIVERSITY OF MALDIVES (IUM) CANTEEN

Issued by:

IUM Holdings Private Limited (IUMH)
IUMH-AD/I/2026/15

Project Location: Islamic University of Maldives, King Fahd Building, Sosun Magu, K.Male'

Issue Date: 2nd November 2026

Submission Deadline: 21st November 2026

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1. Invitation to Submit Proposal

IUM Holdings Private Limited (IUMH) invites suitably qualified and experienced companies or business entities currently engaged in the operation and management of restaurants, cafés, canteens, or other food and beverage service establishments to submit proposals for the investment, development, fit-out, operation, and management of a modern canteen facility within the Islamic University of Maldives (IUM) premises.

This RFP is open exclusively to established food and beverage operators with demonstrated experience in managing and operating such establishments. Bidders must demonstrate relevant operational experience, financial capacity, investment commitment, and technical competence to undertake the proposed development and sustainably operate the facility. Companies or business entities whose activities are limited to investment, construction, or property development, and which do not have relevant food and beverage operating experience, shall not be eligible to apply. Bidders may not rely solely on the proposed appointment of a third-party restaurant operator to satisfy this eligibility requirement.

The successful party will be expected to demonstrate the financial capacity, relevant experience, operational capability, investment commitment, and technical competence required to develop and sustainably operate the facility in accordance with the requirements of this RFP and the subsequent agreement with IUMH.

The proposed arrangement is intended to provide students, academic staff, administrative staff, visitors, and event participants with access to hygienic, affordable, nutritious, and high-quality food and beverage services, while establishing a commercially sustainable operating model.

2. Project Details

Project Name	IUM Canteen Development
Project Location	Islamic University of Maldives, King Fahd Building, Sosun Magu, K.Male'
Procuring Entity	IUM Holdings Private Limited (IUMH)
Project Type	Investment, development, fit-out, operation and management of a canteen facility
Proposed External Access	Dedicated entrance from Violet Magu, subject to required approvals
Related Site Work	Relocation of Student Reception area to Sosun Magu to facilitate proposed external access (optional)
Contractual Structure	Agreement between IUMH and the successful party, following the RFP process

3. Background and Project Rationale

The existing canteen space has become inadequate and requires significant improvement and redevelopment to meet the current and future needs of the University community.

IUMH proposes a dedicated main entrance from Violet Magu, allowing the facility to serve University users as well as members of the public, visitors, nearby residents, businesses and other potential customers. The proposed access remains subject to the necessary technical, planning, safety and University approvals.

The proposed Violet Magu access requires relocation of the existing Student Reception area to Sosun Magu. A bidder may undertake this relocation as part of its investment and development scope. However, this is not a mandatory requirement for participation.

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4. Objectives of the RFP

- Identify a financially capable and experienced party to invest in and develop the proposed canteen facility.
- Establish a modern, hygienic, efficient and professionally managed food and beverage facility for the University community.
- Develop a commercially sustainable operating model supported by appropriate external accessibility.
- Ensure the facility incorporates suitable areas for food preparation, service, dining, storage, staff functions, waste management and event catering support.
- Minimise disruption to University teaching, administrative and other activities during development.
- Establish a clear long-term commercial and operational relationship between IUMH and the selected party.

5. Scope of the Successful Party

The successful party shall be responsible for the investment, development, fit-out, establishment, operation and management of the canteen in accordance with the approved requirements. The scope shall include, but not necessarily be limited to, the following:

- Preparation and submission of the detailed development and design proposal.
- Construction/development and fit-out of the approved facility.
- Procurement, installation and commissioning of kitchen, food preparation, service, storage and other required equipment.
- Provision of suitable furniture, fixtures, fittings and operational equipment.
- Provision of appropriate utilities and internal systems associated with the operation.
- Recruitment, deployment, training and management of operational staff.
- Food procurement, preparation, storage, service and quality control.
- Implementation of food safety, hygiene, health and safety procedures.
- Routine cleaning, maintenance, pest control and repair of operator-owned equipment.
- Management and disposal of operational waste in accordance with IUM requirements and according to respective environmental regulations.
- Operation of the facility for the agreed operating hours and in accordance with University requirements.
- Provision of catering support for University events and functions as required.
- Compliance with all applicable laws, regulations, licences, permits and IUM requirements.

6. Proposed Development Requirements

6.1 Building Footprint and Structural Scope

The exact built-up and usable area shall be determined based on final approved drawings. The development may comprise a single-storey or two-storey structure, subject to IUM review and approval and compliance with applicable planning, building and regulatory requirements. Site visits will be arranged upon request.

The bidder shall submit sufficient design information to demonstrate how the proposed facility will meet the functional and operational requirements of the RFP. Detailed architectural drawings, structural design, equipment schedules and specifications shall be submitted for review and approval prior to commencement of construction.

6.2 Required Functional Areas

- Customer dining and seating area
- Food preparation and cooking area

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- Food service and counter area
- Beverage preparation area
- Dry and cold storage
- Dedicated event hall catering storage
- Service basin and washing facilities
- Staff facilities
- Waste holding and collection area
- Cleaning and utility area
- Appropriate circulation and access areas

6.3 Event Hall Catering Support

The facility shall include dedicated facilities to support catering for University events and functions, including suitable storage, washing facilities, preparation/staging space, access for movement of food and equipment, and an efficient service route between the canteen and event hall.

6.4 Violet Magu Access

The bidder shall incorporate the proposed dedicated main entrance from Violet Magu into its development proposal, subject to the required approvals and technical requirements. The proposal shall explain the bidder's approach to access, security, pedestrian movement, deliveries and separation of public and University access where appropriate.

6.5 Student Reception Relocation

The bidder may include the relocation of the Student Reception area to Sosun Magu within its investment and development scope. Bidders undertaking this additional scope shall clearly identify the proposed works, methodology, timeline and cost. Such scope may be considered as an additional value-added component during evaluation. The relocation is not mandatory for participation.

6.6 Adjacent Area

The bidder may propose utilisation or expansion into the adjacent area, subject to prior written approval from IUM and agreement on applicable terms. Any approved use shall not create a permanent entitlement to the additional area. If IUM subsequently requires the area for University development or institutional purposes, the successful party shall return and vacate the relevant area at zero additional cost to IUM within the agreed timeframe.

7. Construction and Implementation Requirements

- Submit a detailed project implementation programme showing key activities, milestones and completion dates.
- Minimise disruption to teaching, administrative and other University activities.
- Restrict noisy construction activities to agreed periods.
- Use appropriate temporary barriers, safety controls and pedestrian protection.
- Control dust, debris and construction waste.
- Coordinate deliveries and material movement with IUM.
- Maintain appropriate cleanliness around the construction site and dispose construction wastes daily.
- Coordinate major construction activities with IUM's designated representative.
- Undertake testing and commissioning of installed systems and equipment before commencement of operations.

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8. Operational and Service Requirements

8.1 Food Quality and Hygiene

- Proper food handling and preparation procedures
- Appropriate food storage temperatures
- Regular cleaning and sanitisation
- Pest-control measures
- Proper personal hygiene for food handlers
- Use of safe and approved food ingredients
- Appropriate food labelling where required
- Prevention of cross-contamination
- Regular monitoring of food quality

8.2 Operating Hours

The bidder shall propose operating hours aligned with University campus operations. The schedule should allow adjustment for examinations, special events, holidays, extended campus activities and other University requirements. Where external access is implemented, the bidder may propose hours that also accommodate external customers, subject to University security and operational requirements.

8.3 Regulatory Compliance

The successful party shall obtain and maintain all licences, approvals, permits and registrations required for development and operation and shall comply with applicable Maldives Food and Drug Authority requirements, food safety and hygiene regulations, IUM health and safety requirements, fire and safety requirements, environmental and waste management requirements, and other applicable laws, regulations and University policies.

8.4 Student and Staff Concessions

Bidders shall propose preferential pricing arrangements for IUM students and staff, including proposed discounts, student meal packages, value meals and other affordable options. The proposed concession structure shall be clearly stated in the commercial proposal.

9. Commercial and Investment Requirements

The successful party is expected to undertake the investment required for development, fit-out, equipment and establishment of the canteen, in accordance with the approved scope and subsequent agreement with IUMH.

Bidders shall clearly state all proposed investment commitments, sources of funding, development costs, equipment costs, proposed lease/commercial terms, operating model and proposed financial returns or payments to IUMH, where applicable.

The detailed ownership of improvements and equipment, investment obligations, lease duration, renewal conditions, utility arrangements, maintenance responsibilities and end-of-term arrangements shall be established through the subsequent agreement with IUMH.

9.1 Bid Security

Each bidder shall submit a bid security equivalent to two percent (2%) of the bidder's total proposed capital investment for the canteen development. The bid security shall be provided in the form of an unconditional bank guarantee or another form expressly accepted in writing by IUMH and shall remain valid for at least the

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proposal validity period. The bid security of unsuccessful bidders shall be released after completion of the procurement process, subject to applicable conditions. The successful bidder's bid security shall be released upon submission and acceptance of the performance guarantee and execution of the definitive agreement.

9.2 Performance Guarantee

The successful bidder shall provide a performance guarantee equivalent to ten percent (10%) of the total proposed capital investment, in the form of an unconditional bank guarantee or another form expressly accepted in writing by IUMH. The performance guarantee shall be submitted before execution of the definitive agreement or, if agreed by IUMH in writing, before commencement of any works. It shall remain valid until completion of the development and fulfilment of the bidder's material obligations for the period specified in the definitive agreement. IUMH may make a claim against the performance guarantee in the event of the successful bidder's failure to perform its contractual obligations, subject to the terms of the guarantee and definitive agreement.

10. Utility, Waste and Maintenance Requirements

- Where technically feasible, separate sub-metering for electricity and water shall be installed for the canteen. The operator shall bear the cost of utilities consumed based on actual consumption and the agreed billing arrangement.
- Where sub-metering is not technically feasible, an agreed fixed amount may apply based on estimated consumption and applicable utility costs.
- The operator shall segregate, store and remove operational waste appropriately and maintain waste areas in clean and hygienic condition.
- Food waste shall be removed daily and shall not be allowed to accumulate or create odour or pest issues.
- The operator shall maintain the canteen facility, equipment, fixtures, fittings and operational areas in good condition.
- Maintenance responsibilities shall include routine cleaning, kitchen equipment maintenance, plumbing fixtures, food preparation equipment, internal operational electrical fittings, pest control, preventive maintenance and repair/replacement of operator-owned equipment.
- Major alterations, modifications or additions shall require prior written approval from IUM.

11. Proposal Submission Requirements

Each bidder shall submit a comprehensive proposal addressing the requirements below. IUMH reserves the right to request clarification or additional supporting information during the evaluation process.

Requirement	Information to be Submitted
1. Company Profile	Company history, ownership, organisational structure, areas of specialisation, relevant licences/certifications and affiliations.
2. Financial Capacity	Latest audited financial statements, evidence of financial capacity, proposed investment funding and details of relevant financing arrangements.
3. Relevant Experience	Details of the bidder's existing restaurant, café, canteen, or other food and beverage operations, including the number and location of establishments, years of experience, nature and scale of operations, and client references. Bidders shall provide evidence of relevant operational experience and

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	copies of applicable business registration documents and operating licences.
4. Development and Design Proposal	Concept design, proposed layout, functional areas, construction methodology, equipment approach, access arrangements and proposed approach to the Violet Magu entrance.
5. Project Implementation Plan	Detailed programme, milestones, construction methodology, procurement plan, commissioning approach and proposed completion date.
6. Operational Proposal	Operating model, proposed menu, food sourcing, staffing structure, management arrangements, operating hours, hygiene controls, student/staff concessions, event catering and customer service approach.
7. Maintenance and Waste Management	Proposed maintenance regime, preventive maintenance, cleaning, pest control and waste management arrangements.
8. Commercial Proposal	Proposed investment amount, lease/commercial terms, payments or revenue-sharing proposal, utility arrangements, maintenance obligations, proposed lease duration and other commercial terms.
9. Additional Value-Added Scope	Details of any additional investment or works, including optional Student Reception relocation, site improvements, additional facilities or services.
10. Legal and Regulatory Compliance	Relevant licences, permits, registrations, insurance and confirmation of compliance with applicable laws and IUM requirements.
11. References	At least two relevant client references, including contact details, where available.

12. Evaluation Criteria

Proposals will be evaluated in accordance with the following criteria. The evaluation is intended to assess the bidder's capacity to deliver the proposed development and operate the facility sustainably. IUMH may seek clarification or supporting documentation where required.

Criteria	Evaluation Considerations	Weight
Company Profile and Relevant Credentials	Overview, specialisation, years in operation, relevant licences/certifications and industry experience	10%
Financial Capacity and Investment	Financial capacity, proposed capital investment, funding arrangements and ability to meet investment commitments	20%
Relevant Experience and Qualifications	Comparable development/operation experience, project values, client references and demonstrated capability	15%
Development and Design Proposal	Quality and suitability of design, efficient site utilisation, functional areas, equipment and access proposal	15%
Project Approach and Implementation	Project plan, schedule, construction methodology, procurement, coordination, quality control and minimisation of disruption	10%
Operational and Service Proposal	Operating model, menu, food quality/hygiene, staffing, operating hours, concessions, event catering and waste/maintenance approach	15%
Commercial Proposal	Lease/commercial terms,	10%

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	payments/revenue sharing, utility arrangements, investment commitments and overall commercial sustainability	
Additional Value-Added Scope	Student Reception relocation, additional site improvements, facilities/services and other beneficial enhancements	5%
TOTAL		**100%**

13. Confidentiality and Non-Disclosure

All bidders participating in this RFP shall treat information provided by IUMH and/or IUM as confidential and proprietary. Bidders shall not disclose project information, drawings, specifications, pricing information, commercial information or other sensitive material to third parties without prior written consent, except where disclosure is required by law.

This obligation shall apply throughout the RFP process and continue following completion or termination of the procurement process. IUMH may require the successful party to execute a separate confidentiality and non-disclosure agreement.

14. Submission Details

Bidders shall submit their complete proposal and supporting documents by the deadline specified below.

Submission Deadline	21st November 2026 at 12:00 hours
Submission Method	Email and/or physical submission as instructed by IUMH
Submission Email	procurement@iumholdings.com.mv
Contact for Clarification	procurement@iumholdings.com.mv
RFP Reference	IUM Canteen Development

Late submissions may not be considered. It shall remain the bidder's responsibility to ensure that the complete submission reaches IUMH before the stated deadline.

15. RFP Conditions and Reservations

- This RFP does not constitute a contract or an offer to enter into a contract.
- IUMH reserves the right to reject any or all submissions, request clarifications, negotiate with one or more bidders, or cancel or amend the procurement process at any stage, subject to applicable requirements.
- Submission of a proposal does not create any entitlement to appointment or reimbursement of proposal preparation costs.
- All proposals shall remain valid for the period stated by the bidder or as otherwise specified by IUMH.
- Any appointment shall be subject to the required internal approvals and execution of the definitive agreement.
- The successful party shall not commence construction, alteration or operation until the required approvals and contractual arrangements are in place.
- All designs, access arrangements and development proposals remain subject to IUM review and approval and applicable regulatory requirements.

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Annex 1 – Bidder Commercial Response Schedule

Item	Bidder Proposal	Remarks
Total proposed capital investment (MVR)		
Development/fit-out cost (MVR)		
Equipment and furniture investment (MVR)		
Proposed lease/commercial term		
Proposed payment to IUMH / revenue-sharing arrangement		
Proposed utility arrangement		
Proposed maintenance arrangement		
Proposed operating hours		
Student/staff discount or concession		
Proposed lease/contract duration		
Proposed completion date		
Student Reception relocation – bidder commitment and cost		
Other value-added investment		