



SUGAR INSURANCE FUND BOARD

<u>Expression of Interest (EOI)</u> <u>Advisory Services for Building Renovation or New Construction or Rental</u> EOI/01/FY 2025

The Sugar Insurance Fund Board (SIFB) is a statutory body, established by an Act of Parliament. It operates under the aegis of the Agro-Industry & Food Security Division of the Ministry of Agro-Industry, Food Security, Blue Economy and Fisheries.

The SIFB is seeking the services of a qualified expert to provide advisory services on the feasibility of renovating an existing building housing its head office or alternatively constructing a new high-rise building on another existing plot of land or else propose any other feasible rental solution to house the head office activities. The construction of a new building (if recommended) is expected to serve as a mixed-use development, with a portion dedicated to our administrative block and the remaining space available for rental purposes. Eligible consultants with the appropriate experience and resources are invited to submit expression of interest as per scope of services below.

Project Overview:

Objective: Determine the most feasible and cost-effective option between renovating the existing building, constructing a new high-rise building on the alternative plot taking into consideration the potential for rental income and administrative space needs or proposing any other rental solution.

Existing building: SIFB Head Office situated at 18, SSR street, Port Louis

Alternative plot of land: Brown Sequard Street, Port Louis, currently serving as a rented covered parking space.

Scope of Services

The selected consultant will be responsible to conduct a thorough analysis of all options, including but not limited to:

- Conducting a site assessment of the existing building's structural integrity and potential for renovation.
- Evaluation of the feasibility of constructing a new high-rise building on the alternative plot, considering factors like Design and layout optimization for mixed-use development, Revenue potential from rental income, Space allocation and zoning requirements.
- Looking for other office rental options.
- Provide a detailed comparison of costs, benefits, and risks associated with each option, including Construction costs, Potential rental income, Operating and maintenance costs.
- Submit a comprehensive report with recommendations, including financial projections and feasibility analysis, Risk assessment and mitigation strategies, Design and layout suggestions for the new building (if recommended)

Requirements

Expressions of Interest should include the following:

- Relevant qualifications (e.g., architecture, engineering, construction management, real estate development)
- Proven experience in building renovation, new construction, and mixed-use development projects, financial modeling and feasibility analysis
- Description of approach to this project

Validity

Expressions of Interest should remain valid for 90 days from date of submission.

Site Visit

Interested parties are invited to call Ms P. Essoo from the Maintenance section on 260 – 4700 for site visit.

Queries/ Clarifications

For any additional information or clarifications, bidders must send their queries in writing to the Officer in Charge, SIFB, either by fax (208 2634), or by mail: sifb@sifbmu.org.

Submission of Expression of Interest

Expression of Interest should be submitted two copies in sealed envelope clearly marked **‘Expression of Interest for Advisory Services for Building Renovation or New Construction or Rental, – ref: “EOI/01/FY/2025”** addressed to the Officer in Charge, 18 SSR Street, Port Louis, Mauritius and to deposit same in the Tender Box at SIFB on the above addressed on or before 17 December 2025 up to 14:00 hrs (local time). Electronic Submission shall not be considered.

The SIFB reserves the right to accept or reject any Expression of Interest or to annul the whole exercise and reject all Expressions of Interest or to repeat the Expression of Interest exercise without thereby incurring any liability whatsoever to any firms submitting the Expressions of Interest or to inform them of the grounds thereof.

SIFB

26 November 2025