



Ref: SG.2025.Q30.EOI

08 May 2026

Dear Sir / Mdm,

**EXPRESS OF INTEREST (EOI) SUBMISSION FOR MAIN CONTRACT CONSTRUCTION WORKS FOR PROPOSED PHASE 1 & 2 F&B INTERIOR FIT-OUT WORKS AT TANAH MERAH COUNTRY CLUB (TAMPINES COURSE) COMPRISING OF NEW BAR, COMMERCIAL KITCHEN, WINE CELLAR AND LIVE SUSHI STATION**

**1) INTRODUCTION**

On behalf of Tanah Merah Country Club (TMCC), we invite suitably qualified and experienced Main Contractors to express interest in participating in the 1st Stage of a 2-stage Quality-Fee Selection Method (QFM) Tender for the above-mentioned project. The works generally comprise the interior fit-out, builder's works, M&E coordination, specialist installations and commissioning for F&B facilities including new bar, commercial kitchen, wine cellar and live sushi counter.

**2) QFM FRAMEWORK**

A 2-stage Quality-Fee Selection Method (QFM) will be adopted:

- Stage 1 (EOI): Evaluation of tenderers based on quality (company profile, key personnel, track record)
- Stage 2: Shortlisted tenderers invited to submit detailed technical and fee proposals

**3) KEY PROJECT INFORMATION**

- a) Project Location: Tanah Merah Country Club (Tampines Course), The Golfer's Lounge & Golfer's Terrace
- b) Nature of Works: Interior fit-out for F&B facilities with Kitchen Specialists Installation and M&E works
- c) Phase 1 Scope of Works: 163.55sqm of new F&B Bar Counter, Wine Cellar and Live Sushi Station
- d) Phase 2 Scope of Works: 90.19sqm of New Commercial Kitchen and Beverage Bar
- e) Expected Phase 1 Period: 4 months from Sep 2026
- f) Expected Phase 2 Period: 4 months from Phase 1 Completion
- g) Expected Night Works: Yes
- h) Type of Building Contract: SIA Building Contract 2016 (With / Without Quantities)

**4) ELIGIBILITY CRITERIA**

Tenderers and/or their sub-contractors shall fulfil the minimum requirements stipulated below:

- a) Not debarred by the Standing Committee on Debarment (SCOD) or any government agency in Singapore.
- b) Registered with the Building & Construction Authority (BCA) under the work-head classification of CW01 (General Building) Grade C3 and above, CR06 (Interior Decoration & Finishing Works) Grade L1 and above, ME01, ME05, ME06, ME12 Grade L1 and above, proposed sub-contractor inclusive.

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**4) ELIGIBILITY CRITERIA (CONT'D)**

- c) Locally registered with Accounting and Corporate Regulatory Authority (ACRA) with site team based in Singapore
- d) Financial grade S6 and above based on Government Supplier Registration (GSR) standards or equivalent. If none, pls provide last 3 years of financial statement.
- e) ISO9001 and ISO14001 accredited
- f) Completed similar F&B / commercial interior fit-out projects in Singapore within the last 5 years

**5) SHORTLISTING & EVALUATION CRITERIA**

Up to five (5) Tenderers will be shortlisted. Only shortlisted Tenderers based on the following criteria will proceed to Stage 2:

Experience of Key Personnel	50%
Track Record of Firm (including proposed sub-contractors)	30%
Technical Capability & Resources	20%

a) Experience of Key Personnel – 50%

Assessment based on:

- Project Director (PD)
- Project Manager (PM)
- Site Manager / Supervisor
- Design Manager / Architectural / Interior Designer Coordinator
- M&E Coordinator
- Quantity Surveyor / Contract Manager
- Technical / Drafting Team

Evaluation factors:

- Years of relevant experience
- Number of similar F&B fit-out projects completed
- Experience in:
  - Commercial kitchens
  - Commercial F&B outlets
  - Coordination with specialist suppliers (kitchen, refrigeration, bar systems)

b) Track Record of Firm (including proposed sub-contractors) – 30%

Assessment based on Projects:

- Completed within last 5 years
- Completed in Singapore
- Include:
  - F&B outlets
  - Commercial kitchens / High-end hospitality / clubhouse works

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b) Track Record of Firm (including proposed sub-contractors) – 30% – Cont'd

Supporting documents:

- Completion certificates (TOP / CSC / Letter of Completion)
- Project value and scope
- Client's Testimonial

c) Technical Capability & Resources – 20%

Assessment based on:

- In-house vs subcontractor capabilities
- Familiarity with:
  - Kitchen exhaust & grease / sanitary systems
  - Wet works and waterproofing
  - Food hygiene compliance
- Current workload and capacity
- Proposed site team structure
- Contractor's capability to manage complex coordination works
- Familiarity with commercial kitchen systems and specialist installations
- Availability of in-house technical resources and site supervision

**6) SUBMISSION REQUIREMENTS**

Interested and eligible Tenderers are required to electronically submit the below listed documents and associated supporting documents required in PDF format for evaluation:

- a) Company Profile, including ACRA Biz File
- b) BCA work head certificates. If a particular trade is sub-contracted, please provide certificates of proposed sub-contractor
- c) GSR registration details. If none, pls provide last 3 years of financial statement.
- d) Complete Company's Corporate Litigation Check Report (dated not more than 1 month ago)
- e) ISO9001 and ISO14001 certification
- f) Corporate Past 3-years Financial Statement
- g) List of proposed sub-contractors and their proposed trade involvement
- h) Appendix I – Details of Participating Tenderer and its Proposed Sub-Contractors
- i) Appendix II – Declaration on Potential Conflict of Interest For Main Contract Tenderer
- j) Appendix III – Declaration on Potential Conflict of Interest For Proposed Sub-Contractor (if any). Please duplicate the same for all proposed sub-contractors.
- k) Appendix IV - Quality Proposal Submission:
  - Section 1: Part 1A – Details of Key Personnel based in Singapore assigned to and fully involved in the project. (Please duplicate the same copy for sub-contractors, if any)
  - Section 1: Part 1B – List of relevant and local projects completed by the Key Personnel in the same role
  - Section 1: Part 1C – List of on-going projects which the Key Personnel is involved
  - Section 2 – Firm's Track Record
- l) Key Personnel CVs and all other supporting documents deemed necessary by the Tenderer

**No fee proposal is required at this stage.**

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**7) SUBMISSION MODE AND DEADLINE**

All EOI submissions shall be submitted electronically in PDF format to the following before 25 May 2026 @ 2359hrs. Late submissions will not be accepted.

To:

Mr Patrick Poon

Tanah Merah Country Club

E-mail: [patrick@tmcc.org.sg](mailto:patrick@tmcc.org.sg)

Cc:

Archtur Pte. Ltd.

E-mail: [pm-tmccnewbar@archtur.com.sg](mailto:pm-tmccnewbar@archtur.com.sg)

**8) IMPORTANT NOTES**

- a) EOI submissions shall remain valid for a period of **ninety (90) days** from the closing date. TMCC reserves the right not to shortlist any or all submissions without assigning any reason. Only shortlisted tenderers will be invited to participate in Stage 2 of the tender
- b) TMCC shall reserve the right:
  - 1) at any time to withdraw the Invitation for EOI without being liable for any costs, damages, losses and/or expenses whatsoever;
  - 2) not to award the EOI after the closing date of the EOI without being liable for any costs, damages, losses and/or expenses whatsoever.
- c) Tenderers are to note that if they are successful in the application for shortlisting under the 1st stage of the 2-stage QFM Tender, they shall be committed to submit bona fide Quality-Fee Proposals at the 2nd stage of the 2-stage QFM Tender. TMCC reserves the right to take actions against any shortlisted tenderers who fail to submit bona fide Quality-Fee Proposals. Such actions may include but are not limited to restraining the shortlisted teams and/or the members of the teams from tendering for TMCC tenders for a period as TMCC deems fit and proper.
- d) Tenderers shall also not be downgraded below the prescribed BCA workhead, GSR registration, delisted from ISO standards or debarred by SCOD at the point of Tender Award.
- e) Tenderers shall submit the required Quality Proposal Submission in Microsoft Excel format as part of their EOI submission. In addition, Tenderers shall also submit a corresponding copy in PDF format for reference purposes. In the event of any discrepancy between the Excel and PDF versions, the Excel version shall prevail. However, where the Excel file is found to be corrupted, unreadable, or otherwise inaccessible, the PDF version shall be relied upon as a fallback for evaluation purposes. Tenderers are responsible for ensuring that both the Excel and PDF submissions are complete.
- f) TMCC and its team of consultants reserves the right to amend any of the above conditions without prior notice to all tenderers

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**9) ENQUIRES**

All enquiries or clarifications on this EOI must be submitted in writing no later than 18 May 2026 to the undersigned, failing which TMCC shall have the discretion to disregard all such queries.

To: Archtur Pte. Ltd

E-mail: [pm-tmccnewbar@archtur.com.sg](mailto:pm-tmccnewbar@archtur.com.sg)

Thank you.

**Ar. Jonathan Lim**

Director, Principal Architect

Archtur Pte. Ltd.

Website: <https://www.archtur.com.sg>

Follow Us On: <https://linktr.ee/archtursg>

<This Letter is Digitally Signed and Issued Electronically>