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TERMS OF REFERENCE (ToR)

Interior Architecture and Fit-out Consultancy for FoodFarmacy Outlet.

Location: Kangema, Murang'a County, Kenya

1. Project Background and Objective

The client is transforming existing, outdated multi-room structures (currently featuring old panel ceilings, red oxide/painted floors, and dilapidated wall finishes) into a modern, high-end community health and retail hub named "FoodFarmacy."

The objective of this consultancy is to provide comprehensive interior design, technical detailing, and a Bill of Quantities (BOQ) to guide the physical construction and fit-out of three specific spaces. The design must strictly adhere to the provided visual aesthetic: a clean, organic, "industrial-chic" style that merges a high-end grocer with a modern tech/consultation facility.

2. General Scope of Work (Cross-Cutting All Spaces)

The consultant must detail the technical specifications for the transition from the current state to the modern aesthetic.

2.1. Site Preparation & Flooring

- **Current State:** Uneven, red-painted/screed floors.
- **Required Design:** The consultant must specify the methodology for achieving a seamless, polished concrete floor aesthetic across all main rooms. This may include grinding the existing slab, applying a self-leveling compound, and finishing with a high-durability, slightly reflective light-grey epoxy or micro-cement finish suitable for high foot traffic and retail use.

2.2. Ceiling and Lighting Design

- **Current State:** Sagging, stained acoustic panels and outdated fluorescent tube lighting.
- **Required Design: Ceiling:** Specify the installation of a gypsum plasterboard ceiling with shadow gaps at the cornices. The ceiling must be painted a bright, reflective matte white to maximize light.
 - **Lighting Fixtures:** Specify matte black, surface-mounted electrical tracks. The tracks must be fitted with adjustable, cylindrical LED spotlight heads.
 - **Color Temperature:** Retail areas (produce/outlet) must utilize warm-to-neutral

lighting (approx. 3000K - 3500K) with a high Color Rendering Index (CRI > 90) to make fruit and vegetable colors pop. The IT/Training space requires slightly cooler, diffused lighting (approx. 4000K) to reduce eye strain.

2.3. Wall Preparation and Paintwork

- **Current State:** Peeling paint, damp spots, and exposed wiring.
- **Required Design:** Specify comprehensive scraping and full-wall skimming with high-quality interior filler to achieve a perfectly smooth finish. All electrical wiring must be chased and concealed within the walls.
 - **Paint:** Specify premium, highly durable, washable interior paint. The primary color palette should be a warm, brilliant white to create a clean, clinical yet inviting atmosphere. Most walls will remain white to maintain a fresh and bright environment. FoodFarmacy green and blue will be incorporated strategically throughout the space as accent colors. The 3D light-up logo will feature earthy green and wood tones, while blue accents will be applied on selected walls, particularly in the Tech Hub, to create a professional and calming environment.
 - **Accent Walls:** Specify the exact location and material for the Food Farmacy 3D illuminated logo installation (incorporating earthy green and wood tones).

3. Specific Space Requirements & Custom Joinery

SPACE 1: The FoodFarmacy Shop & Prep Kitchen (15 ft x 30 ft)

- **Produce Island Shelving (CRITICAL):** The consultant must produce detailed shop drawings for custom produce islands.
 - **Frame:** Fabricated from square-tube mild steel, fully welded, ground smooth, and finished in a matte black color.
 - **Wood Accents:** The base skirting and the slatted lips of each tier must be clad in a light-toned, natural wood
 - **Structure:** The islands must be multi-tiered. The base holds large, flat crates. Above it, two stepped shelves must be angled precisely at 30-45 degrees toward the customer. The top features a metal bar for hanging pricing signage. To have multiple levels, with the top shelves tilted toward the customer so the food is easy to see
- **Wall Shelving (Dry Goods):** Floor-to-ceiling floating shelves. Vertical supports in matte black metal, with thick light-wood shelves and matching wooden base cabinets with sliding doors for concealed storage.
- **Integrated Prep Kitchen:** Located at the rear. The consultant must detail:
 - White, glossy ceramic subway tiles (e.g., 100x200mm) applied with dark grey epoxy grout for the backsplash.
 - Custom, commercial-grade stainless steel base cabinets, sinks, and countertops.
- **Cashier & Exit:** A minimalist, sleek cashier desk (black base, wood or white composite top). The exit door must be specified as a modern, heavy-duty metallic door with a sleek pull handle, accompanied by a single aluminum casement window.

SPACE 2: The Tech & Training Hub (15 ft x 30 ft)

- **Perimeter Workstations:** Design a continuous, wall-mounted, "floating" desk wrapping the room's perimeter. Material to match the outlet's light wood. The design must include integrated cable management trays underneath and flush-mounted desktop power/data grommets every 1 meter.
- **Central Training Area:** Design a modular, highly adaptable training area at the center of the room. The room will have furniture that can be moved around easily for classes and projection area specifically for projecting notes and presentations during meetings
- **Projection Area:** Install a projection area to Project notes during meetings
- **Paint:** Introduce a calming accent color on the primary presentation wall (e.g., a muted, sophisticated teal or sage green).

SPACE 3: The Consultation Office (8 ft x 6 ft)

- **Spatial Optimization:** Because the space is highly constrained (48 sq. ft.), the design must detail space-saving features.
- **Furnishings:** Specify a slim-profile, built-in light-oak desk.
- **Lighting:** In addition to the main ceiling light, provide a decorative, warm-toned wall sconce or pendant light to create a warm, welcoming. **Ventilation:** Specify mechanical ventilation (as the room is small)

4. Expected Deliverables from the Consultant

1. **Mood Boards & Material Schedules:** Physical or high-res digital boards showing exact paint swatches (e.g., Crown/Basco color codes), wood veneer samples, tile samples, and metal finish specifications.
2. **Detailed Architectural Floor Plans:** Scaled 2D plans showing general arrangement, exact dimensions, door/window schedules, and furniture layouts for all three spaces.
3. **Mechanical, Electrical, and Plumbing (MEP) Drawings:** Scaled plans showing exactly where every track light, wall socket, data point, and kitchen plumbing line must be installed.
4. **Joinery/Carpentry Shop Drawings:** Highly detailed, dimensioned technical drawings for the local fabrication of the metal/wood produce islands, the wall shelving, and the perimeter computer desks.
5. **Priced Bill of Quantities (BOQ):** A comprehensive, itemized document detailing the estimated quantities and current market costs (in KES) for all materials and labor required to execute the fit-out.

5. Payment & Compliance Requirements

The Consultant must be in a position to provide a valid **Etims invoice** for the payments to be processed.

6. Consultant Profile

- Proven experience in commercial interior design, specifically in retail, hospitality, or modern office fit-outs in Kenya.
- Ability to translate conceptual AI-generated visualizations into actionable, structurally sound architectural blueprints and BOQs.
- Strong network of trusted local artisans (metalworkers, carpenters) capable of executing

the custom shelving designs.

7. Application Procedure

Interested and qualified applicants who meets profile mentioned in number 5 above are invited to submit application by **Monday 6th April, 2026** to the following procurement@diabetesawaresstrust.org and CC: comms@godan.info

1. An Expression of Interest (Eoi) detailing understanding of the assignment and work plan.
2. A financial proposal.