



## ANNEX 2

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# **EMPLOYERS REQUIREMENT FOR THE DESIGN AND BUILD OF 5 STOREY SME PARK**

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FEBRUARY 15, 2023

BUSINESS CENTER CORPORATION  
M.Kaneeru Villa, Orchid Magu, 20212, Male', Maldives

## Table of Contents

<b>1. GENERAL INFORMATION</b> .....	2
<b>2. DESIGN OF BUILDING</b> .....	2
2.1 BASEMENT - PARKING.....	2
2.2 GROUND FLOOR.....	2
2.3 FIRST FLOOR – MAKER SPACE.....	2
2.4 SECOND TO FOURTH FLOOR – STORAGE.....	2
2.5 TERRACE.....	2
2.6 FACADE.....	2
2.7 ELECTRICAL.....	2
2.8 FIRE.....	3
2.9 COOLING.....	3
2.10 LIFT.....	3
2.11 DESIGN CONFORMITY.....	3
2.12 CAMERA AND ACCESS CONTROL SYSTEM.....	3
2.13 FLOOR HEIGHTS.....	3
<b>3. CONSTRUCTION AND BILL OF QUANTITIES</b> .....	4
3.1 CONSTRUCTION.....	4
3.2 BILL OF QUANTITIES.....	4
<b>4. AGREEMENT</b> .....	4

## **1. GENERAL INFORMATION**

The proposed building is a 5-storey building with a basement to be built at Hulhumale' industrial lot 10681, Male'. The building usage is for multi-purpose. The structure of the building is to be concrete. Although, the design of the building is for 5 stories excluding the basement, the structural design shall be for a Ten storey building. The first phase of construction is to be up to 4th floor. That is: basement, ground, first second third and fourth floor.

## **2. DESIGN OF BUILDING**

The design should follow the regulations of male' building regulations and HDC requirements. The services facilities such as water, electricity and fire should be as per the regulations of relevant authorities. The design should also include all the necessary security systems such as camera and building access control systems. The building should be designed in such a way that the building is accessible to people with special needs.

### **2.1 BASEMENT - PARKING**

The basement is to be utilized mainly for parking. However, services that can be allocated for basement can be allocated as per regulations such as panel room, refuse area and security rooms.

### **2.2 GROUND FLOOR**

The ground floor is to be a packaging facility. The area should include common toilet, pantry and open space with electrical accessibility in all around the facility. Needs to be designed for high electricity usage. The floor should be washable with adequate drains for drainage.

### **2.3 FIRST FLOOR – MAKER SPACE**

The area will be carpentry makerspace with dedicated areas where workers can work individually and in groups. The floor ceiling height of this floor should be 4.5m The space needs to be designed with a shared pantry and two toilets and lavatory area. The exterior of the building in this floor shall have shutter doors for easy loading on and off maker space materials and equipment. The shutter doors front should have foldable or removable safety railing. Also, there should be a winch system to lift materials from ground to first floor.

### **2.4 SECOND TO FOURTH FLOOR – STORAGE**

The second to fourth floor is to be utilized for storage.

The storage area should be sub divided to approximately 120sqft individual spaces. The area allocation will be finalised depending on the design.

The storage area should be mechanically ventilated.

### **2.5 TERRACE**

The terrace will be open space without any roof covering.

### **2.6 FACADE**

The exterior should be paint with exterior durable flexible paint.

### **2.7 ELECTRICAL**

The electrical panel should be designed for the whole building. A separate meter to be designated for each floor. The building general electrical services should have a sperate meter. The electrical sockets and

switches should be adequate for the building purpose and should not be a minimalistic design. Electrical distribution box should have adequate spare area for future extensions.

2.8 FIRE

The fire services should be with fire alarm system for smoke and heat. Where special requirement is needed due to usage of the floor, such shall be incorporated. Fire blankets, dry riser system, fire extinguishers shall be provided in all floors in a generally accessible area.

2.9 COOLING

Depending on the layouts, AC should be provided at a location where it is central to the areas where cooling is to be done. All general areas should be provided with cooling system except for parking and storage areas.

2.10 LIFT

There should be one passenger lift and one ton cargo elevator.

2.11 DESIGN CONFORMITY

The whole building design should conform to the specifications attached in the Annex 3.

2.12 CAMERA AND ACCESS CONTROL SYSTEM

The camera system should cover the roads, all the main entrances and stair and lift landing areas. The hard disk should have capacity to hold the recording for a one-month period. Access control system should be provided to each floor main entrances excluding garage and storage areas. The main control system for these should be in a designated area at one of the floors from ground to fifth floor.

2.13 FLOOR HEIGHTS

Except for 1st floor, which should have a ceiling height of 4.5m, all other floors should have a height of 3.3m to 3.5m

### **3. CONSTRUCTION AND BILL OF QUANTITIES**

#### **3.1 CONSTRUCTION**

Although the building is designed for multiple stories, construction in first phase is to be for basement, ground, first, second, third, and fourth floors only. Temporary concealment of stair and roof areas should be done. Lift should also be installed serving to the completed floors in first phase. That is, the lift should cater up to 4th floor.

The construction is to be stopped in such a way that the next phase of the building can be continued without demolishing the existing structural components except for the slabs and beams casted install the lift. All columns should be stopped after casting of the kickers and the reinforcement protected by application of chemicals.

Masonry and plastering works should be completed to a level above the 4th floor at building perimeters and voids such that the safety works for the phase 2 construction can be done by concealing the gaps between the safety and building walls to avoid dirtying the phase 1 completed building part.

#### **3.2 BILL OF QUANTITIES**

The bill of quantities at the time of bidding shall be for the phase 1 of the building construction. All works including painting shall be included in the bill of quantities. The building exterior should also be completed. The bidder shall provide elementary bill of quantities for the bid submission inclusive but not limited to the components stated in Appendix 2 of the bidding document

A detailed bill of quantity should be provided by the winning party after the contract is awarded and drawing is completed. This detailed bill of quantity will be forming the basis for paying the contractor. No variation to the total price could be brought in the detail bill of quantities. The price shall be fixed to the bidding price. Any omissions in bill of quantities relating to drawing or employer's requirement shall be deemed inclusive in the bidding price.

### **4. AGREEMENT**

The agreement made with the bid awarded party will be inclusive of all the information given as per bidding documents including all the Annexes and appendices. The general terms and conditions of the contract is included in Annex 4